

## Café/Coffee/Sandwich Shop/Deli/Takeaway Business For Sale being The Assets of the Limited Company Coffee Vault Ltd, 78 St Mary's Road, Garston, Liverpool, L19 2JG

FOLIO: 65725



- A Profitable Business
- Well Fitted for Trade
- Prominent Corner Sited Location
- Large Ground Floor Property
- Accounts available
- Secure Lease

An Excellent Busy Cafe Business For Sale at £25,000. The Business is carried on from a prominent, corner sited Property that occupies a Prominent Trading Position in the pedestrianised precinct centre of this busy suburb of Liverpool. The Property was opened as a Cafe Business in 2019 under the direction of the current Owner and offers a Well-Fitted Business that is turning over £3,300+ P.W. at a healthy Gross Profit of 58.96%. The property has been tastefully decorated and fitted throughout and the agents strongly encourage an interior inspection to fully appreciate the quality & location on offer. There is a Spacious Main Serving Area (approx. 472 sq. Ft.) together with a Store Room, Rear Fully Fitted Kitchen, Prep Room and W.C.; all of which form a Self-Contained Ground Floor Unit. Great Crosby is situated to the North of Liverpool City Centre and is on the Northern Shore of the Mersey Estuary. Situated Just Off A565 Liverpool to Southport Mian Road this Busy Centre has excellent transport links in the form of Roads (both into including links to North West Towns via M57 & M58), Railways (at Blundellsands & Crosby) and Frequent Bus Services. Surrounded by Residential Property, Great Crosby is an extremely well-thought-of locality and the trading area has a good mix of local & National retailers. [There is a walkthrough video available at https://youtu.be/22r2FjG\\_96k](https://youtu.be/22r2FjG_96k)

Full Details are as follows:-

**LARGE CORNER SITED GROUND FLOOR UNIT** 29'6 X 16' with Roller Shutters to Front. 1 X 10' Refrigerated Serve-Over Counter, 2 X 'Blizzard' Refrigerated Serve over Counter, Long Upholstered Bench Seating to length of one wall with 2X4' tables & 4 X 2'6 Tables. 7 Timber Chairs & 4 Aluminium Chairs, Vinyl Floor Covering, Wall Mounted Heater, Electric Wall Clock, 8 X Strip Lights Fittings, Tiled Surrounds, Spacious Behind



Counter Area with Fitted Shelving, Tiled Surrounds, Stainless Steel Wash Basin, Base Cupboard Units with working Surfaces Over, Double Display Refrigerator, Whipped Ice Cream Machine, 'Classic' Baked Potato Oven, 3 Portion Bain Marie, 2 X 'Panasonic' Microwave Ovens, 6 Slice Toaster, Extractor Fan, Skillet, Cash Drawer.

**REAR STORAGE AREA** 15'3 X 6' with 'Vest Frost' Display Freezer, Fitted Shelving, C-Pentane Display Top Chest Freezer.

**KITCHEN/PREP AREA** 4' X 7' with Single Drainer Stainless Steel Sink Unit with Mixer Taps, Extensive Working Surfaces, Tiled Surrounds, Fitted Shelving, Double Base Unit with Working Surface, Dishwasher, 'Beko' combined oven & Grill with 5 Ring Hob, Steel Table, Display Chest Freezer, 'Panasonic' Microwave Oven, 'Elecriq' Chest Freezer, Panelled Ceiling with inset Spotlights, Vinyl Floor Covering,

**SIDE KITCHEN** the front Area being 10'6 X 6'6 with 'Tefal' Fryer, 2 X 'Adexa' Double Fryers, 'Lincat' Skillet, Built-in Base Cupboard Units with Working Surfaces, Vinyl Flooring. 2 X Stainless Steel Extractor Hoods, 2 Fitted Shelving Units, 'Panasonic' Microwave, Panelled Walls and Central Serving Hatch to Front.

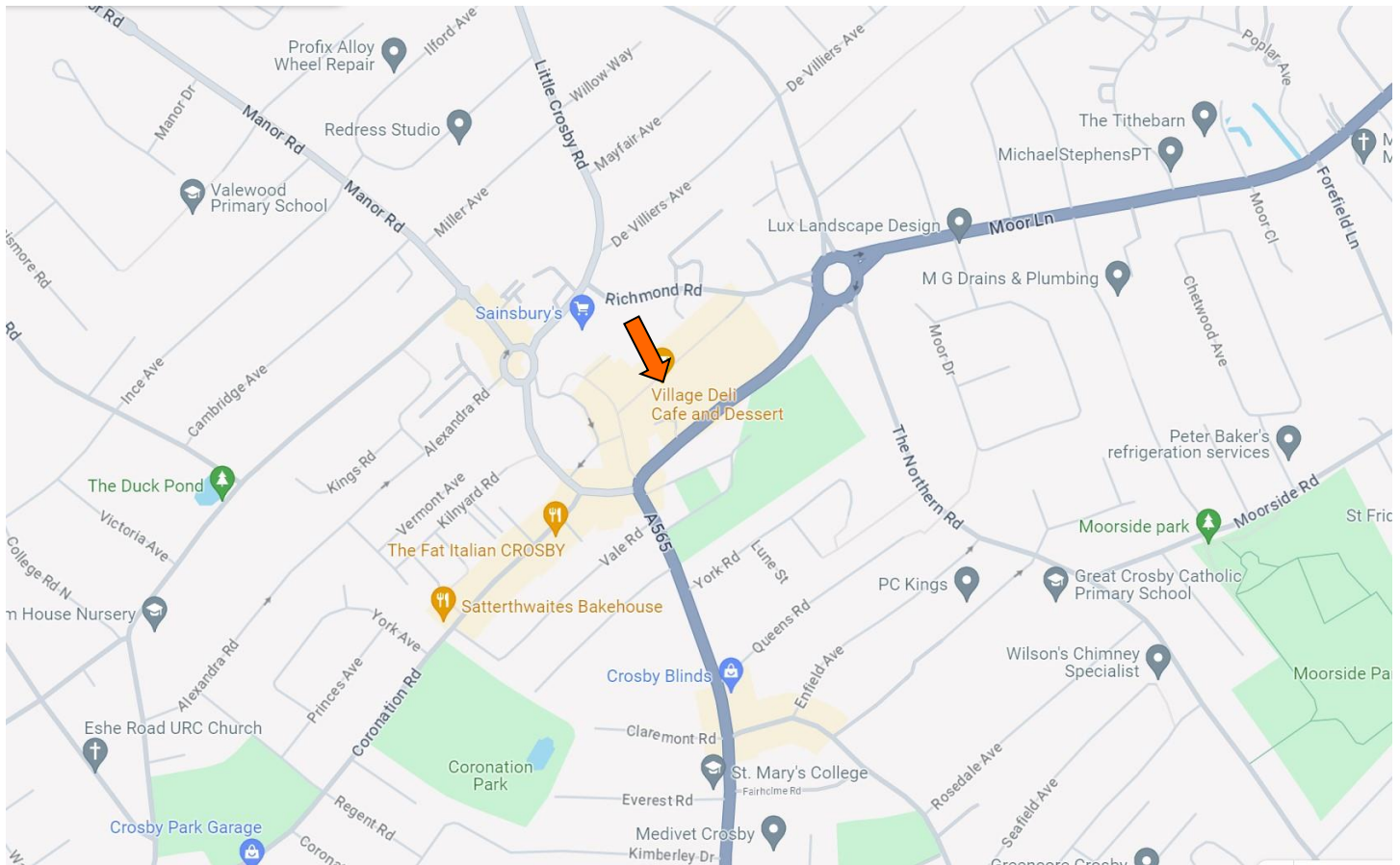
**REAR STORAGE AREA & W.C.** with Low Suite W.C. Extractor Fan, Vinyl Floor Covering.

**THE TURNOVER** of the Business averages £3,195 Per Week at an average Gross Profit of approximately 58.96%.

**THE CURRENT TRADING HOURS** are;  
Monday - Sunday 8.00 a.m. to 2.00 p.m.

**THE BUSINESS** which has been in the same hands since 2019 and has been capably managed by the Owners and is offered for sale to allow the Owner to concentrtae other Business Interests, thus presenting a rare opportunity to acquire a Profitable, well fitted Business from which effort will be well rewarded.

### Location Map



**Rateable Value** £9,100. Small business relief is available if:

- you only occupy one business property in England with a rateable value below £15,000
- from 1 April 2017 you will get 100% relief for a property with a rateable value of £12,000 or less, meaning you will not pay any business rates.

**THE WHOLE** of the above is held on a **Secure 20 Year Lease** from 31st May 2012 with rent reviews every 5 years and at a current rental of £17,500 P.A.

**THE PRICE** for the **LEASE, BUSINESS, FIXTURES & FITTINGS** is the sum of:

**£25,000 (TWENTY-FIVE THOUSAND POUNDS)**

Plus Stock at Valuation

**A LOAN** should be available to a suitable Applicant subject to Status.

**VIEWING** By prior Telephone Appointment ONLY through the SOLE SELLING AGENTS Saville & Woods Ltd.

**PLEASE DO NOT VISIT THESE PREMISES WITHOUT A PRIOR TELEPHONE APPOINTMENT OR APPROACH A MEMBER OF STAFF.**

Money Laundering Regulations 2003: Prospective Purchasers will be asked to produce identification documentation prior to proceeding with Sales & Lettings. We respectfully ask for your co-operation in order that there will be no delay in agreeing the sale.

**THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED  
ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT**

