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APEX
BUSINESSSALES

The Clock House
High Street
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BROCKLEY | LONDON | SE4

LEASEHOLD COFFEE HOUSE/CAFE



- ◆ UNOPPOSED RESIDENTIAL PARADE LOCATION
- ◆ WELL PRESENTED & EQUIPPED 22+ COVER CONCERN
- ◆ SUITABLE OTHER CATERING USES
- ◆ CURRENTLY OPENING LOW HOURS 5 DAYS PWK

PRICE:
LEASEHOLD £45,000
REF: C1251

LOCATION

These well presented premises are located on a small parade serving a huge residential area in the Crofton Park/Brockley area, regarded as a prosperous, peaceful, and family-oriented area with an exceptional balance of green spaces and urban connectivity.

BUSINESS

A highly rated, independent local cafe known for its welcoming atmosphere, friendly service, and delicious homemade food, the cafe serves as a great neighbourhood hub that offers regular family events, co-working spaces, and dog-friendly seating. Currently opening only 30 hours per week the business offers great potential for the introduction of longer trading hours, and the introduction of an alcohol licence. It would also be suitable for various other catering uses being unopposed for some distance. an In the current hands for the past 2.5 years, and now for sale as the vendor wishes to move area.

TURNOVER

Turnover details provided to serious interested parties.

STAFF

Vendor + 1 part timer

HOURS

8:15am – 2:15pm Tues – Fri 9:00am – 2:30pm Sat Closed Sun & Mon



PREMISES

Attractive parade premises with wide pavement and alfresco seating for 2 - 4+. Single entrance to Cafe Area: immaculate well presented concern with 16 covers plus window stool seating for 4 and sofa seating for 2. Rear part tiled servery counter with shelving, ceramic sink, coffee machine, coffee grinder, epos till system, under counter chilled drink display unit. Customer WC with hand wash basin.

Access from rear of cafe area to Kitchen: Fully tiled commercially fitted with 6 burner gas range with full extractor, fryer, microwave oven, 2 x freezers, 2 x air fryers, toaster, double st/stl sink unit with drainer, ice machine, hand wash basin, 2 x under counter fridges with st/stl worktops, small chest freezer. Door to rear yard. Outside: Good sized concreated rear yard with potential to be converted to an outdoor seating area. Store Cupboard + large rear steel store shed. Pedestrian access to rear.

TENURE

Approx 7.5 years remaining on a 12 year lease. Rent £15,264 pa (3 year reviews)

EPC RATING

Band C

BUSINESS RATES

Nil Payable

Price: Leasehold £45,000

Ref: C1251

Viewing strictly by appointment through Apex Business Sales

These particulars are believed correct but should be verified prior to purchase and must not be construed to form part of any contract. All negotiations to be conducted through Apex Business Sales and the acceptance of these details constitutes a contract to this effect. A deposit is required to hold any business and references are required to purchase leasehold properties.