

CAFÉ BUSINESS FOR SALE APPROX 735 Sq Ft (68.28 Sq M)



**1090 London Road
Leigh On Sea
Essex
SS9 3NA**

Location:

The premises are located on the London Road, Leigh On Sea.

Description:

BUSINESS FOR SALE: £120,000

Cafe/Coffee Shop & Licensed Bar with 26 covers inside and 8 externally. The property is located in a high profile position on a main road in a high sought after and affluent area in Leigh On Sea Essex. Genuine reason for sale along with inventory list of equipment available on request. We are advised the current takings average are approx £4,000 - per week. We feel there is plenty of scope for a hands-on owner operator to significantly increase revenues and profitability. Opening hours Tuesday to Saturday 0900hrs to 1500hrs - Sunday 0900hrs to 1400hrs. Alcohol Licence to 2000hrs. Inventory list available on request.

Accommodation:

Restaurant Area:	476.84 Sq Ft	44.30 Sq M
Kitchen:	258.16 Sq Ft	23.98 Sq M

Total Area: 735.00 Sq Ft (68.28 Sq M)

Features:

- Popular Location
- Main Road
- Affluent Area
- 34 Covers Inside and Out

Terms:

The property is subject to a 10 year lease from 25th June 2021 at a rent of £8,000 per annum.

Price:

£120,000 for the Business and SAV.

Business Rates:

Please refer to the Local Authority for information on rates

Viewing:

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

Legal Costs:

The ingoing tenant is to be responsible for the Landlords reasonable legal costs in this matter.

Planning:

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.

MISREPRESENTATION ACT 1967 Sorrell for themselves and for the vendors or lessees of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any offer or contract: (2) no person in the employment of Sorrell has any authority to make or give representation or warranty whatever in relation to this property: (3) All prices and rents are quoted exclusive of VAT unless otherwise stated: (4) Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation.

Call us on **01702 342225** to view this property or visit sorrellproperty.co.uk for more details



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