

CHARMING CAFÉ AND CAKE SHOP

19-21 OLD TOWN STREET, PLYMOUTH, DEVON, PL1 1DA

- Charming café and cake shop
- Excellent location main city centre Plymouth
- Modern lock-up premises, superbly presented and equipped throughout
- Impressive ground floor café takeaway area with servery and customer WC
- Delightful first floor café area with covers approx. 40
- Popular and well established business
- Turnover approx. £8,000 to £9,000 per week, daytime only
- Leasehold. Viewing highly recommended



This impressive unit occupies a prime trading position in Old Town Street in the very heart of Plymouth's main city centre. Old Town Street is located at the top end of Royal Parade and enjoys extremely high levels of footfall as people access the main city centre shops and Plymouth's Drake Circus indoor shopping mall. As one would expect, there are a full variety of trades and businesses represented nearby, as is Plymouth's expanding university and the Barcode multiplex cinema complex. Consequently, the business enjoys an excellent and consistent year round trade.

Plymouth, with a population of over 264,000 is the largest city in the West Country. Largely rebuilt since World War II it is now a thriving industrial and commercial centre and is still one of the Royal Navy's principal base and warship repair dockyards. The city has excellent educational, recreational and entertainment facilities and access to the rest of the country is gained by road via the A38/M5 motorway and by rail. Europe is also accessible by the car/passenger ferry which is operated from its terminal at Millbay Docks.

The premises are lock-up and have been completely renovated and refurbished under the present ownership. They are presented to a particularly high standard throughout. In brief, they comprise an impressive café and takeaway area with servery section and customer toilets to the ground floor, together with a charming dining area to the first floor which provides additional seating for a further 40 persons. An early viewing appointment is highly recommended to fully appreciate the location, quality and undoubted future trading potential of the unit.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR [GIA approx. 60m²]

CAFÉ AREA A charming and well appointed café and takeaway area, completely renovated and refurbished with wooden floor, range of customer seating, part painted wood panelled walls, lighting and air-conditioning. **CUSTOM BUILT SERVERY** with commercial flooring, menu display board, chilled display serve over counter, glazed cake counter display units, commercial coffee unit, 2 stainless steel counter refrigerated units, counter top griddles, heated counter top cabinet, stainless steel sink, dishwasher, digital till, bottle chillers and shelving.

NOTE: a full inventory of trading equipment can be made available after inspection of the premises.

REAR HALLWAY With stairs to first floor. Access to rear and access to:-

UNISEX TOILET

FIRST FLOOR [GIA Approx. 45m²]

CAFÉ SEATING AREA A charming ancillary dining area, again completely refurbished and renovated, with quality wood laminate floor, feature ceiling with integrated spotlighting and neon lighting, individual picture windows to front aspect, air-conditioning system, music system, wall mirrors and covers for approx. 40 persons on a mixture of quality upholstered bench seating and individual upholstered chairs with quality dining tables and storage cupboard.

OUTSIDE To the front of the unit is a paved area with outside customer seating for approx. 8 persons. To the rear there is access and parking for deliveries.

SERVICES We understand that all mains services are available to the property.

THE BUSINESS

TRADE is that of a **CHARMING HIGH TURNOVER CAFÉ AND CAKE SHOP** which is located in an excellent trading position in arguably one of Plymouth's busiest and most sought after city centre locations.

The current **MENU** includes a full selection of freshly prepared crepes, waffles, pancake stacks, warm cookie dough, warm brownies, sundaes, ice-creams, coffee and milkshakes etc.

At present the business is **FULLY STAFFED** with the current owners taking a purely supervisory role in the day to day operation due to their other business interests. However, it is felt that the business would be perfectly suited to new owners who wanted to be fully involved in the day to day operation of the business.

We understand that the **CURRENT OPENING HOURS** are:-

- Monday - Thursday 9.30am to 4.30pm
- Friday and Saturday 9.30am to 6.00pm
- Sunday 10.00am to 4.30pm

The business is **WELL ESTABLISHED** and enjoys an excellent and consistent year round trade.

We understand that the current **WEEKLY TURNOVER** amounts to approximately £8,000-£9,000, producing a generous **GROSS PROFIT**. Additional trading figures will be made available to serious prospective buyers once they have actually inspected the premises.

Our clients **OPENED** the unit two years ago and at this time it was **COMPLETELY RENOVATED AND REFURBISHED** and is now presented to an exceptional standard throughout. They currently operate another unit in Plympton in Plymouth and also operate a very successful wholesale business supplying freshly baked blondies, cookies, cookie pies, slabs and brownies throughout the UK. As this becomes increasingly popular, our clients have decided to concentrate on this aspect of their business, and this is the reason that they are now looking to dispose of the shop. It should be noted that the business will not be sold with the name "Mila's Bakery" as our clients intend to retain the trading name. However, our clients are happy to enter into a **SUPPLY AGREEMENT** with new owners should they wish to do so. For fuller details please contact the agents.

We understand that **STOCK** to be taken over at valuation upon completion is to be negotiated.

TENURE We understand that the premises are held on a five lease with a turnover based rent of 5% of annual sales over and above £336,000 per annum. There is an overriding base rent of £1,680 per calendar month, with a break clause in the lease exercisable after three years and with the tenant responsible for the standard repairing and insuring covenants. For fuller details, please contact the agents.

BUSINESS RATES For information on the rates applicable to these premises, please visit the Valuation Office Agency website (www.voa.gov.uk).

Price :: Leasehold : £30,000.00 SAV SOLE AGENTS

Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

VIEWING

Our clients require that **all viewings must be arranged by prior appointment through our offices** . Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

PROFESSIONAL SERVICES

We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions**. Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20 (24hr answering service)**.

MORTGAGES

Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.



