CAFÉ BUSINESS FOR SALE

Illustrative image – not the actual premises

Confidential Cafe Business, Reading, RG2 6DN

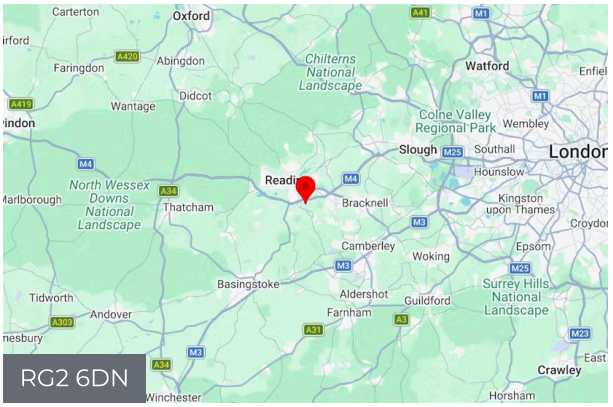
Established Fully Fitted and Popular Café Business with Two-Bedroom Flat above – Leasehold Business for Sale

- Established café in busy and sought after Reading location
- Prominent position on busy road in Reading
- Vendor-advised takings of approximately £7,000 per week
- Fully fitted and equipped café premises
- Two-bedroom flat above included within the lease
- Long lease to July 2039, with security of tenure

Confidential Cafe Business, Reading, RG2 6DN

Summary

Tenure	For Sale
Available Size	1,345 sq ft
Price	£140,000 Stock extra at valuation
Rateable Value	Rateable Value: £23,000
Service charge	Upon enquiry
EPC Rating	D (95)



Description

An excellent opportunity to acquire a popular, established café in a busy Reading location. Extensively renovated and fully fitted, the premises are ready for a purchaser to take over and continue trading.

The café offers approximately 40 internal covers and 12 covered outside seats, air conditioning and a well-equipped kitchen with gas supply and canopy extraction. Catering equipment is of excellent quality and condition, with a full inventory available on request.

Trading seven days a week, the café is popular for all-day breakfasts, lunches and barista-made coffee. Vendor-advised takings are approximately £7,000 per week, subject to verification, with potential to develop takeaway, delivery and extended opening hours, subject to necessary consents.

Two-bedroom first-floor flat included within the lease. The business is offered by lease assignment, subject to landlord's consent.

The exact location and full particulars are available to qualified applicants following completion of a confidentiality agreement.

Location

The café occupies a prominent position on a busy road within an established and busy area of Reading, Berkshire. Nearby shops, parades and amenities support excellent passing trade.

The exact address will be provided following completion of a confidentiality agreement.

Accommodation

Floor/Unit	Description	Building Type	Size	sq ft	sq m	Tenure	Rent	Rent (sq ft)	Price	Ra Pa
Ground	Cafe / Restaurant	Restaurant / Cafe	861 sq ft	861	79.99	To Let	-	-	-	Or Ap
1st	2 Bedroom Flat	Residential	484 sq ft	484	44.97	To Let	-	-	-	Or Ap
Total				**1,345**	**124.96**					

Viewings

Strictly by appointment through Lansley Commercial. Confidential Sale

Terms

Assignment of the existing lease - 12 years and 9 months remaining. Expiring-11 July 2039. Current rent - £31,500 per annum (£2,625pcm). Lease inside Landlord and Tenant Act 1954. Assignment is subject to landlord's consent and satisfactory references. Experienced operators only.

Viewing & Further Information

Jason Atkins
0118 959 0271
jason@lansleycommercial.co.uk

Wayne Biehn
0118 959 0271
wayne@lansleycommercial.co.uk

LANSLEY

These particulars are provided by the vendor and are believed to be correct, but their accuracy cannot be guaranteed. They do not form part of any offer or contract.