



Price/premium £75,000

Rent £9,000 Per annum

Size 764 Square feet

Ref #3418

Address

Address: West End, Woking

Postcode: GU24

Town: West End, Woking

Area: Surrey

Location

Situated in the popular West End area of Woking, Surrey, offering a pleasant residential setting with a semi-rural feel while remaining conveniently positioned for local amenities and transport links.

Description

Coffee shop business for sale as a Going Concern.

Leasehold guide price £75,000 to include goodwill, fixtures/fittings & equipment.

The coffee shop enjoys an excellent reputation within the local area and has been successfully operated by our clients for several years. The business is offered with the benefit of all equipment being owned outright by our clients.

The premises extend to approximately 764 sq ft in total, incorporating a fully fitted kitchen and preparation area to the rear, which benefits from extraction.

An excellent opportunity for an incoming purchaser to acquire a well-established business with a strong local reputation.

EPC Rating B.

Early viewing is highly recommended.

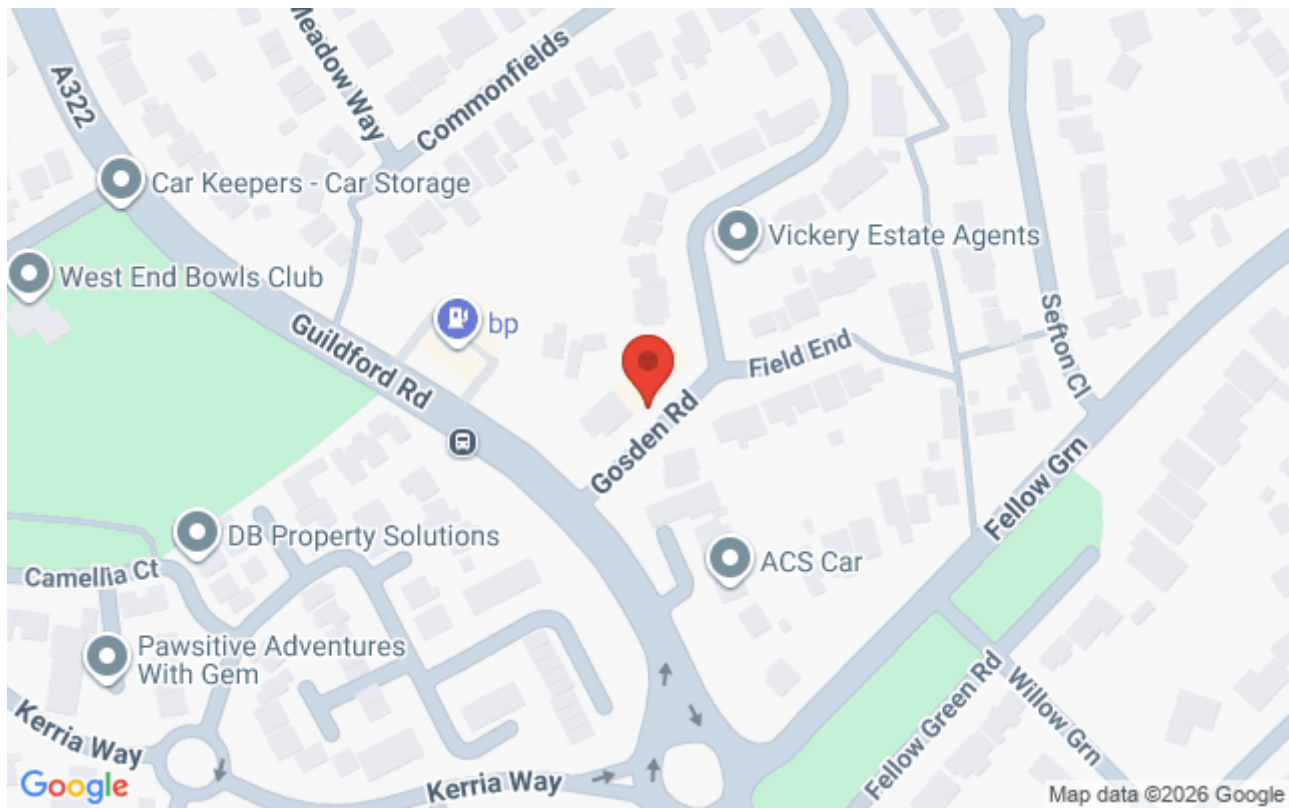
General Information

Tenure:	Leasehold
Price/premium:	£75,000
Rent:	£9,000 Per annum
Legal fees:	Not specified
Rateable value:	The VOA website states a R.V. of £4,700 , payable at the prevailing rate.
Lease details:	Existing lease until September 2030 drafted inside the Landlord and Tenant Act 1954 (lease not inspected please verify.)
Trading hours:	07.00- 15.00 Monday- Thursday 07.00- 16.00 Friday and Saturday. Closed Sunday
Employees:	1 member of staff on a Saturday
Client involvement:	Two full time

Features

- ✓ Long established
- ✓ On street parking

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



