CITRUS COMMERCIAL CIRCLE
Atrium House, 574 Manchester Road
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CITRUS BUSINESS TRANSFER · BUSINESS FOR SALE

The Breakfast Lab

Breakfast and coffee shop with eat-in seating · King Street, Dukinfield SK16



ASKING PRICE

£27,950

Leasehold · includes all fixtures, fittings, equipment and goodwill

Key facts	
Location	Main road on King Street, close to Asda superstore
Size	Approx. 600–700 sq ft (to be confirmed)
Seating	10 covers, room for around 6 more
Rent	£700 pcm
Business rates	Nil at present (small business rate relief)
Lease	3-year lease, renewable
Trading	Tue–Sun 08:00–16:00; closed Monday

A bright, well-presented breakfast and coffee shop on a busy main road close to Asda, in excellent condition and trading regularly after opening only three months ago. Very low overheads, all equipment included and ready for a new operator from day one.

Chesworth Ltd trading as Citrus Commercial Circle | Company No. 11801411

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The Opportunity

The Breakfast Lab is a breakfast and coffee shop with eat-in seating, serving all-day breakfasts, sandwiches, coffee, matcha, smoothies and cakes for eat-in and takeaway. The business opened around three months ago and is trading regularly, helped by its main road position close to the Asda superstore in a very busy area surrounded by commercial and residential property. The owners are selling due to a change in personal circumstances.

The café is currently run by one person with no other staff, keeping overheads very low: rent is £700 pcm, business rates are currently nil and there is no gas usage. It suits an owner-operator, or an experienced operator running it under management with their own team.

Growth potential

- Closed on Mondays and shuts at 16:00: room to extend trading days and hours
- Recently opened, with the local customer base still building
- Space to add around 6 more covers
- Scope to add delivery platforms and catering orders
- Local marketing and social media still to be developed

Premises and Fit-out

Ground-floor premises of approximately 600–700 sq ft with a glazed shopfront, in excellent condition throughout and well laid out for a breakfast and coffee operation. All fixtures, fittings and equipment are owned and included in the sale, so a buyer can trade from day one with no further outlay.

Front of house and building

- Shopfront with fascia signage and full-height glazed frontage
- Timber-clad servery with slatted counter front and LED under-lighting
- Adexa refrigerated cake display and glass pastry cabinet
- Multideck drinks chiller
- Two digital menu screens
- Track spotlighting and feature pendant lighting
- Seating for 10, with room for around 6 more
- Overdoor heater, electric radiator, CCTV and customer WC

Back bar, kitchen and storage

- Two-group espresso machine, grinder and back-bar shelving
- Hand-wash sink and undercounter fridges at the servery
- Stainless extraction canopy
- Fryer, griddle and electric cooker
- Stainless steel prep table
- American-style and upright fridge freezers
- Chest freezer, undercounter freezer and dry store shelving
- Rear yard with bin store
- All equipment owned outright

Lease and Outgoings

Item	Detail
Tenure	Leasehold: assignment of the existing lease
Lease terms	3-year lease, renewable
Rent	£700 pcm
Business rates	Nil at present (small business rate relief)
Utilities	Electricity c.£200 pcm; water c.£50 pcm; no gas
Sale includes	All fixtures, fittings and equipment
Till system	Held on a lease (details to be confirmed)
Staff	Owner run; no employees
Financial information	Reported turnover c.£1,700 per week; further details after viewing

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Gallery

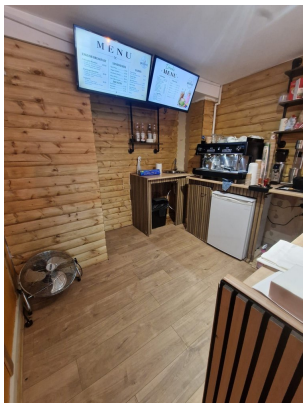


Shopfront and signage

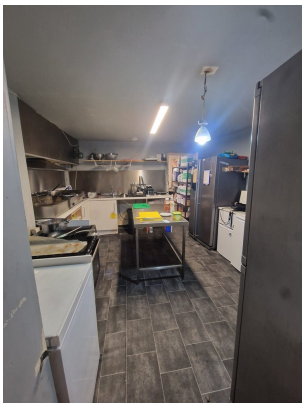

Eat-in seating area


Servery counter and displays


Counter, cake display and drinks



Back bar and espresso machine


Kitchen


Storeroom and customer WC


Rear yard

Viewings and Enquiries

Viewings are strictly by appointment through Citrus Business Transfer. Please do not approach the business, its staff or the owners directly.

Telephone: 0161 388 9773
Email: info@citruscommercialcircle.co.uk
Web: citruscommercialcircle.co.uk

Important notice. These particulars are provided for guidance only and do not form part of any offer or contract. All descriptions, dimensions and details are given in good faith but are not guaranteed, and interested parties should satisfy themselves by inspection, enquiry and their own professional advice. Floor area is approximate and to be confirmed. Turnover figures are as reported by the vendor and have not been independently verified. Equipment has not been tested, and the till system is held under a lease agreement. Business rates relief depends on the occupier's own circumstances. The sale is subject to the landlord's consent to the assignment of the lease. All information is supplied in strict confidence.

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