





A vibrant acclaimed cafe for sale in a busy shopping parade with very high footfalls.

Nearby popular university and student residence provide good clientele.

Has excellent reviews. See YouTube video <https://youtu.be/eJebXYseZOw>

Newly refurbished just over two years ago.

Lease term is 17 years remaining with a break clause in tenant favour after another 7 years.

We are advised the sales net of vat are 155,000 PA.

We are advised the rent is 15,000 pa.

We are advised rates are approx 3,000pa.

Two years full accounts and current year's 7 months accounts are available to view for validated clients who are interested in the business.

