



Kings Heath, B14

Cafe Leasehold Business for Sale - Fixed price £85,000

Kings Heath, B14

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www.spectra-property.co.uk

Description:

A unique opportunity to acquire an established Cafe in Kings Heath, Birmingham. Absolutely fantastic location on Broad Lane. Present owners trading for last 10 years and wanting to move to new pastures. The trade now offers great potential with upmarket developments surrounding the area. BusinessA unique opportunity to acquire an established Caf   in Kings Heath, Birmingham. Absolutely fantastic location on Broad Lane. Present owners trading for last 10 years and wanting to move to new pastures. The trade now offers great potential with upmarket developments surrounding the area.

The current business owners like to add:We raise money within the caf   for HELP FOR HEROES and for THE MILITARY WARD at QE HOSPITAL and also for ST MARY@S HOSPICE Selly Oak.

"We have awards for healthy choices from BIRMINGHAM CITY COUNCIL.

We offer healthy breakfast as a choice with a variety of homemade pasta meals for lunch with freshly made salads. Most of our lunchtime meals are homemade with fresh ingredients. We serve cottage pie, chilli, curry, vegetable & meat lasagne, pasta & bolognese meals.

We offer roast lunches which from meats sourced from a local butcher prepared specially for us.

We offer a wide range of cooked breakfasts and sandwiches. We have a Tuesday Pensioners special offering a roast lunch, pudding and drink which is very popular with the local community. We also have special meal days on a Monday, Wednesday & Thursday which are very popular.?"

Huge floor area to incorporate further scope to easily increase the business turnover. Very low rent and rates. Long Lease.

Hours : The business is open: -Monday to Friday 7 am to 3 pm Saturday 7am to 2pm and Sunday 10:30 am - 2 pm

Spectra Property Services

279 Vicarage Road

Kings Heath Birmingham

B14 7NE

gurdip@spectra-property.co.uk

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Subject to confirmation with the Planning Authorities we have found that there is an approval under application number 1999/00303/PA for Continuation of use of ground floor premises as a cafe between 0700 hours and 1700 hours on Mondays to Saturdays

Property: The property is located at the crossing of Broad Lane, Brandwood Road, Monyhull Hall Road and Brandwood Park Road in Kings Heath. The Cafe is situated in a prominent position within a small parade of shops with ample public parking next to other local independent retailers. The position benefits from a strong passing footfall.

Description: The property comprises a double fronted shop premises in the ground floor of the terraced building with adjacent retail and restaurants. Internally the premises benefit from tiled floors, ceiling lights, a large shop front, a kitchen and storage area.

Premises: Broad Lane Cafe

Retail area

Kitchen,

Service & Other areas

TOTAL 1237.85 sq. ft 115 m2Please note that all Measurements are approximates.

Planning: We have been informed that there is permission for use of ground floor premises as a cafe except that the garage at the premises shall be used only for storage of a motor vehicle.

Tenure/Rent : The accommodation is available by way of an assignment of the existing lease expiring March 2019 with approximately 2 years remaining but can be considerably extended before the new assignee occupies. The passing rent is currently Â£18650.52 per annum (approx. Â£360 pw) exclusive.

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A premium of Â£85,000 is being sought in respect of any goodwill, existing fixtures & fittings. Further details upon request.

Services : We are advised all main services are connected to include mains gas, water and electricity.

Energy Performance Certificates : Details available upon request.

Business Rates : The property is currently listed within the 2010 rating listing as having a rateable value of Â£8,600. We are advised that current rates invoice is for £4007.60. However current business owners pay £0.00 as they qualify for Small Business Relief of £4007.60. Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

VAT: We believe that this property is not elected for VAT (TBC). The business is VAT registered.

Legal Costs : Each party to bear their own legal costs.

Some Recent Online Reviews:

Always good food and excellent service and staff. Adam Reading

Friendly staff and great food !! A brilliant greasy spoon where you always get a smile and a wide and widening range of food :) Tom Wright

Reliable cafe with good service because of the number of attentive staff. Parking available outside. A good amount of seating inside. These guys dont skimp with their full breakfast. Choice of drink includes orange juice. Clean toilet at the back of the shop. The Heralds Heralded

Viewing Strictly by prior appointment with sole agents, Spectra Property Services.Tel: 0121 444 5252 Email: support@spectra-property.co.uk

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Features:

cafe

Business and Lease for Sale

Includes Fixtures, Fittings, Chattels

Premium : Â£85,000

Passing Rent : Approx Â£360pw

Thriving Business

Awarded for Healthy Choices

Regular Charity Events

Mon - Fri : 7am - 3pm

Sat : 7 am - 2pm, Sun : 10:30am - 2pm

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