

‘The Cheese Shop’

20 Market Place, Howden, DN14 7BL



Rarely do gems like this come to the open market, this is an excellent opportunity to acquire a thriving, café/coffee shop business that has been established for over 25 years. ‘The Cheese Shop’ is a long standing, well-established business that occupies, arguably one of the most prominent positions within this thriving market town. The Cheese Shop currently opens 7 days a week, Monday-Saturday 9am to 3pm and Sundays 10am to 2pm, however we feel there is huge potential to expand this further, being fully licensed, it could easily be run as a bistro/bar in the evening offering more scope for profitability. This really is an opportunity not to be overlooked.

Business For Sale £75,000
Including the fixtures & fittings

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Situation

The business is situated in an enviable position within the market place located alongside the magnificent Howden Minster and close to the entrance to The Ashes Park. The premises are also ideally placed for access to J37 of the M62.

Description

The premises have the benefit of gas central heating and a hot water system. The accommodation comprises;

THE ACCOMMODATION

- **Front serving/seating area** **(12'8" x 26')**
(3.90m x 7.92m)

Front entrance door. Serving counter and preparation area.



- **Rear seating Area** **(29' x 14'4")**
(8.83m x 4.3m)

Two sets of double doors leading out to the side. Two central heating radiators. Slate tiled floor.



IMPORTANT NOTES

These particulars have been prepared in all good faith to give a fair and overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned and as to the content of these particulars and make further specific enquiries to ensure that the descriptions are likely to match any expectations they may have of the property.

We have not tested any services, appliances, facilities or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Photographs depict only certain parts of the property. It should not be assumed that any contents, furniture, furnishings, fixtures and fittings etc. photographed, are included in the sale. It should not be assumed that the property remains as displayed in the photographs. No assumption should be made with regard to parts of the property that have not been photographed.

Any areas, measurements or distances referred are given as a guide only and not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Where reference is made to planning permissions of potential uses such information is given by the agents in good faith. Purchasers should make their own enquiries into such matters prior to purchase.

• Lobby

(6'4" x 3'6")
(1.93m x 1.06m)

White suite.

• Cloakroom

(4' x 6')
(1.21m x 1.82m)

White wash hand basin and a low flush w.c. Tiled splash surround.

• Kitchen/Prep Room

(14'4" x 8'6")
(4.36m x 2.59m) plus
(7'6" x 7'6")
(2.28m x 2.28m)

Stainless steel double bowl commercial sink. Wash hand basin. Ideal wall mounted gas boiler. Preparation areas. Outside to the front of the premises there is a small seating area and in addition to this there is further outdoor seating to the side of the property.

EQUIPMENT

Equipment included within the sale

20 x café chairs

1 x Leather settees

6 x Various Formica topped tables

4 x Circular tables

4 x Tub chairs

2 x Two-seater settees

Quantity of outside patio tables & chairs

Commercial oven

Washing machine

Chest freezer

Dishwasher

Refrigerated glass fronted sales counter

Ice cream freezer

Large glass fronted display fridge

Small glass fronted display fridge

X2 fridges

Buffalo panini griddle

Microwave X2

Marco boiler

2 x Casio electric tills

Quantity of crockery, cutlery, glassware etc

2 x Air conditioning units

CCTV equipment

FURTHER INFORMATION

• Viewing

Strictly by appointment.

• Lease Terms & Rent

A new lease would be negotiated with the new owners, this would be a minimum 5-year lease. The rent payable would be £15,000 per annum.

Interested parties are advised to contact the local authority directly with regard to any Small Business Relief that they may be entitled to.

Prospective purchasers should note that the property as a whole may be available to purchase by separate negotiation and anybody who may be interested should contact Sreetons to discuss further.