



**PROMINENTLY LOCATED CAFÉ BUSINESS TRADING AS THE LOFT COFFEE AND CAKERY
THE LOFT CAFÉ, 17 MARKET STREET, SHREWSBURY, SY1 1LE**

- A prominently located well presented café business offering coffee, cake, hot and cold food
- Profitable business with good reputation trading from an attractive town centre property

PRICE: Offers in the region of £20,000 plus SAV (Exclusive)

BUSINESS FOR SALE

PROMINENTLY LOCATED CAFE



LOCATION

The business trades from a ground floor unit that is prominently located fronting onto Castle Street in Shrewsbury town centre. Market street is at the rear of the Square in Shrewsbury Town centre and has pedestrian and Vehicular access.

Shrewsbury is the county town of Shropshire and is an established tourist centre and administrative centre with a wealth of listed properties. The town had a population of approximately 71,175 at the 2011 census and a significant catchment area.

The town is located within easy access of the national road network via the A5/M54 link road. The town centre is located approximately 48 miles west of the city of Birmingham and approximately 31 miles south of the city of Chester.

DESCRIPTION

The ground floor property is arranged to provide an open plan seating areas for approximately 24 covers with a further 8 outside and a commercial kitchen, store and toilet. The property is well fitted out and this can be appreciated by undertaking an internal inspection of the business and property.

The business also benefits from a permit which allows the business to offer outside seating on Market Street.

THE BUSINESS

The Loft Cake and Coffee has established a good reputation as a licenced business offering coffee, cakes, hot and cold food. The business is a well equipped premises.

The business currently opens 9 till 4 Monday to Saturday. There is no restriction on using the building until 8pm every night and Sundays.

Further information about the business is available on request.

Further financial information relating to the business is available from the selling agents upon request.

ACCOMMODATION

(all measurements are based on Net Internal Area)

	SQ M	SQ FT
NIA	53.8	579
Store	1.347	14.5

CAFÉ AREA

Covers for approximately 24 seats plus 8 outside

Toilet

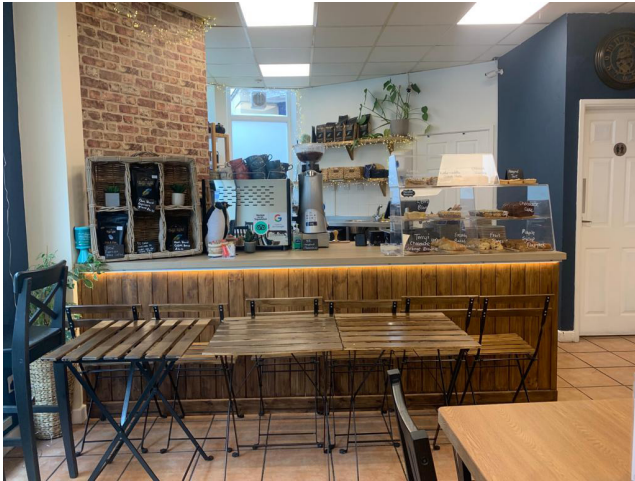
Store

FIXTURES AND FITTINGS

A detailed inventory of fixtures and fittings included in the sale of the business are available upon request.

BUSINESS
FOR SALE

PROMINENTLY LOCATED CAFE



BUSINESS FOR SALE

PROMINENTLY LOCATED CAFE

RATEABLE VALUE

We have made verbal enquiries to the local authority and have been advised as follows:

Rateable Value (2020/21)	£14,250
Rates Payable (2020/21)	£6,997

Rates payable may vary due to Covid, interested parties should make their own enquiries to the local authority.

PRICE

Offers in the region of 20,000 (Twenty thousand pounds) (Exclusive) are invited for the business plus fixtures and fittings at valuation.

VAT

VAT is not payable on this transaction

PLANNING

Interested parties are advised to make their own enquiries to the local authority. The property is understood to benefit from planning consent for Use Class E.

EPC

The property has an EPC rating of a D (95) under certificate number 0460-0334-1339-7694-7006

SERVICES

(Not tested at the time of inspection)

The property benefits from mains water, electricity and drainage. The property is heated by electric storage heaters.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the sale of the business. The purchaser is to be responsible for the landlords legal costs in approving the assignment of the lease.



TENURE

Dated 1st November 2021 for a term of 10 years to 31st October 2031, with a tenant break on 1st November 2024 at an annual rent of £14,500 per annum. The lease is granted on tenants full repairing and insuring terms by way of a service charge. A copy of the lease is available from the letting agents upon request.

LOCAL AUTHORITY

Shropshire Council,
Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND

Telephone: 0345 678 9000

VIEWING

Viewing via the sole selling agents:

James Evans - 07792 222 028
E: james.evans@halls.gb.com

Harriet Shakeshaft - 07538 912 096
E: harriets@halls.gb.com



01743 450 700

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or

her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

halls.gb.com

01743 450 700