



## Cherry Tree Café Bistro

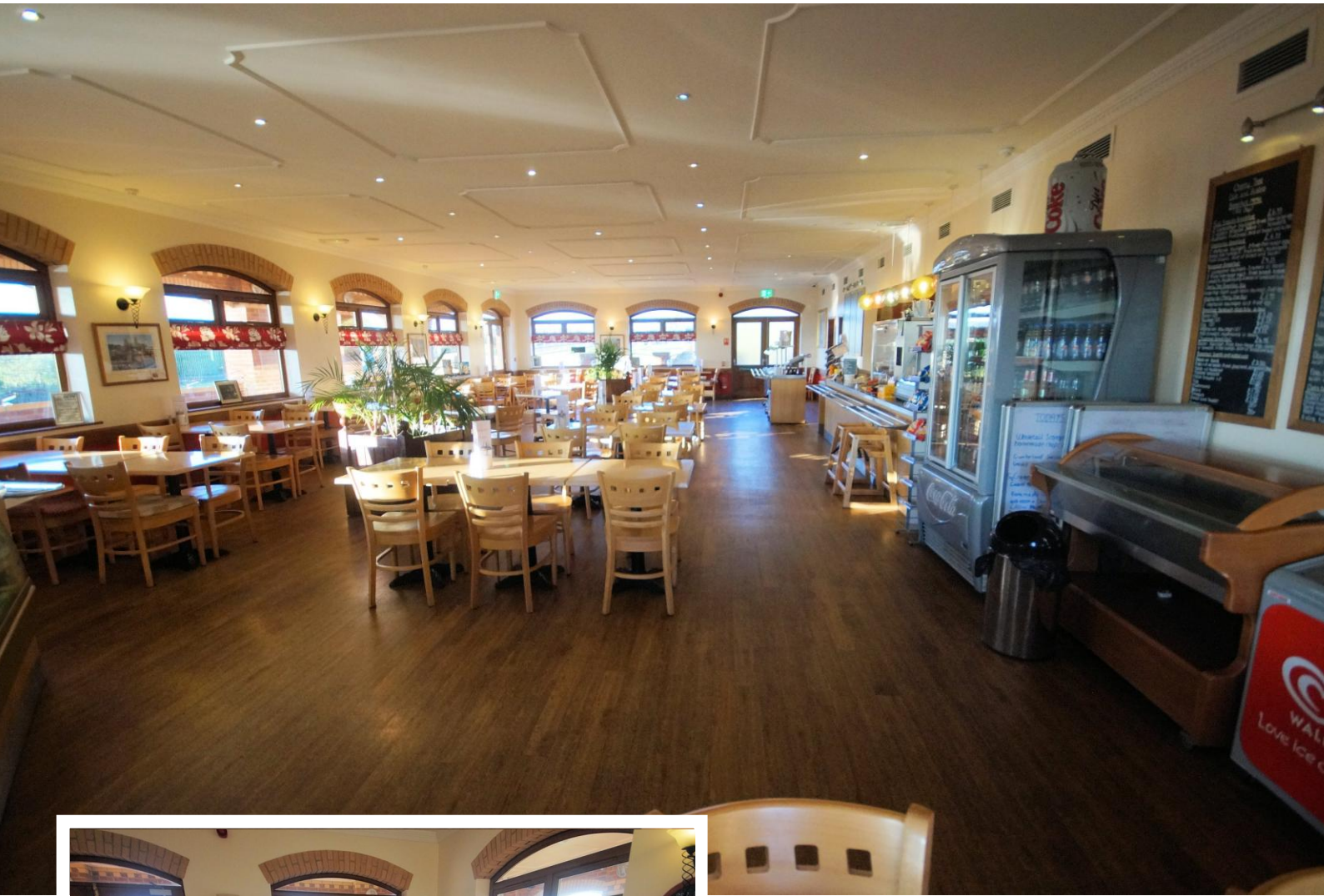
Wragby Road, Sudbrooke, Lincoln, LN2 2QU

### Asking Price of £675,000

We are pleased to offer for sale this rare and exciting opportunity to acquire a thriving Freehold Café Bistro Business together with a Tennis Court offering expansion possibilities and substantial car park, with huge potential for further development located within the popular village of Sudbrooke off Wragby Road (A158). The current Café Bistro premises was built in 2008, although the business has been established and run by the same family for over 30 years and enjoys a healthy turnover which is growing year on year. Sale of the business is due to the owners retiring.



## Wragby Road, Sudbrooke, Lincoln, LN2 2QU



### LOCATION

The property is prominently situated just on the outskirts of the ever sought-after village of Sudbrooke and located on Wragby Road. Sudbrooke lies approximately four miles North East of Lincoln with easy access to Lincoln City Centre. Additionally, the new Eastern Bypass currently under construction will vastly improve accessibility to the south of Lincoln.

### DIRECTIONS

Head out of Lincoln along Wragby Road and Bunkers Hill and at the roundabout continue straight across taking the A158 towards Sudbrooke. Upon entering the village of Sudbrooke, the property can be found on the right hand side, accessed from North Lane.

### DESCRIPTION

The very well-presented modern brick built Café Bistro has been thoughtfully designed to provide for a generous open-plan restaurant area, which extends to 136m<sup>2</sup> (1,465ft<sup>2</sup>). In addition, the fully equipped kitchens, fitted to a full catering standard, extend to 30m<sup>2</sup> (323ft<sup>2</sup>) and there is ancillary male and female, including disabled access WC facilities for visitors. The building was designed to enable the roof space to be further developed for residential purposes, subject to planning.



Externally, the premises have the benefit of a large visitor's car park and additional coach park, which is regularly used given the location of the Café Bistro on the main arterial route from Lincoln to the East Coast, making the Café Bistro a well-known destination with Holiday-Makers and Day-Trippers to the Coast.

#### **ACCOMMODATION**

Principal Restaurant Area - 8.1m x 16.8m - Beautifully presented and providing for 75 covers internally, with further seating provision available on the veranda wrapping around the side and rear of the restaurant space. The restaurant also incorporates a fully licenced bar area and heated and chilled serving areas for carveries etc.

Fully Equipped Kitchen - 3m x 10m - Benefitting from a Food Hygiene Rating of 5 and meticulously maintained. In addition, there is a Staff Room with Staff WC Facilities and additionally, Male & Female, including Disabled Access WC Facilities for Visitors, all of which are of an excellent, modern specification.

The building has been carefully designed to allow for expansion onto the veranda and there is also the potential to develop the first floor space, possibly into a residential apartment, subject to the necessary Planning Permissions. Externally, the car park and coach park provide ample parking facilities for visitors and in addition, the adjacent Tennis Court has further development potential, indeed the Local Planning Authority have indicated that they would look favourably upon an ancillary business use, such as a Farm Shop, which would be an excellent addition to the existing business.

Full information regarding the turnover and profitability of the business is available to seriously interested parties.

In our opinion, there is excellent potential to further develop the existing business, perhaps taking advantage of evening trade, which has not yet been exploited. Alternatively, the business may be of interest to a National Organisation looking for an additional restaurant within this popular and prominent location.

#### **SERVICES**

The Café Bistro has the benefit of mains electricity and water. Heating is via an LPG gas fired system, supplemented by air-conditioning across the restaurant area.

Drainage is to a private modern 'Biofilter' septic tank. Surface water drainage is discharged into water containers and dispersed to a nearby watercourse and there is the potential for harvesting this surface water to improve environmental efficiency.

#### **EPC RATINGS**

EPC Energy Rating = B

#### **TENURE**

The property comprising the Café Bistro, Tennis Court and parking areas are available on a Freehold basis.



## BUSINESS RATES

Rateable Value £18,500

## VIEWINGS

Viewings via prior appointment with Mundys Commercial

## NOTE

These Property Particulars were created on 27<sup>th</sup> March 2017.

## NOTE

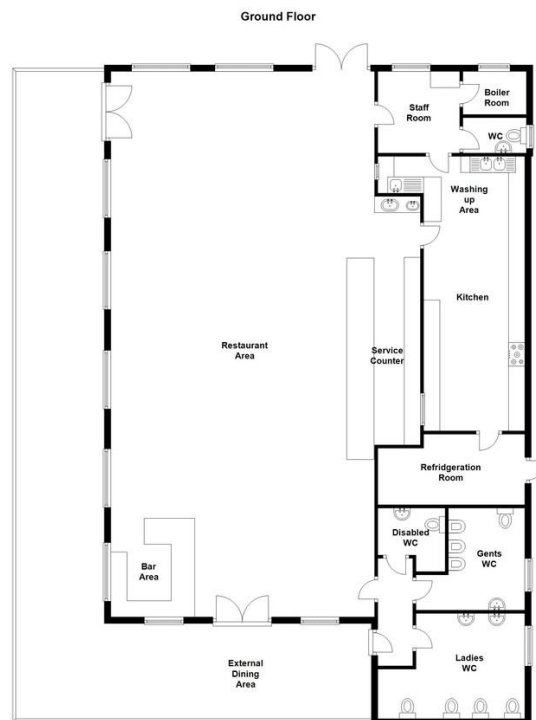
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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Plan produced using PlanItUp.

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