

FOR SALE : LEASEHOLD
£49,950



THE BAUHAUS COFFE SHOP
WELL ESTABLISHED
LICENSED RESTAURANT / CAFE'

T/O CIRCA £2,000 Per Week

WYHDAM STREET BRIDGEND TOWN CENTRE
REF T3002

BAUHAUS COFFEE SHOP LICENCED RESTAURANT / CAFE in Bridgend Town

We are pleased to offer for sale this well established Licensed Restaurant / Cafe.

The business is located in a prominent position in the centre of the major Mid Glamorgan town of Bridgend town of Bridgend.

Bridgend is situated on junction 36 of the M4 motorway and is well serviced by major international concerns such as Ford, and Rockwool.

The premises comprise a lock up, ground floor restaurant area together with storage and WC facilities to the first floor.

RESTAURANT AREA

The restaurant has the benefit of a closed circuit television security system, has entrances to front and rear, giving excellent access to the town of Bridgend including the local library and bus station.

The unit is tastefully decorated and fitted modern style, has the benefit of pendant and spot lighting, has varnished floorboards and tiled floor and has a variety of leather lounge seating, pine tables and chairs, bar stools and leather bench seating. The restaurant has the total seating capacity of 35 covers.

A serve-over counter with two integral refrigerated display units has a serving area with a stainless steel coffee machine, electronic cash register, menu display board, under shelf refrigerator, shelving. This in turn leads to a kitchen area which has part stainless steel clad walls and equipment including: one stainless steel pizza oven, one stainless steel six burner stove, one commercial sandwich maker, two microwave ovens, one stainless steel sink unit, one upright refrigerator.



FIRST FLOOR

To the first floor of the property is a store room/office area with closed circuit television monitor and two chest freezers.

In addition we are informed that a large room is sub let to a vertical blind company.

W.C.

Part tiled around with w.c. and hand wash basin.

TRADING HOURS

We are informed that whilst the premises have the benefit of an alcohol license from 8 am until 11 pm, seven days per week, the current trading hours are only 9 am to 5pm. It should be emphasised that the alcohol license is not utilised at the present time.

TENURE

We are informed that the premises are held on a secure lease of which there are five years unexpired (as at November 2009). The rent is £17,00 PA. This rental is off set by the letting of the first floor area, which we are informed is a rental of some £4,800 per annum.

We are informed that the turnover of the business is some £2,000 per week with a gross profit margin of 73%. We have been provided with copies of trading and profit and loss accounts for the year ending 23 February 2008. These show a turnover of £99,913.00 (net of Vat) and a gross profit of £77,907.00 making the business an extremely profitable concern. It should be emphasised that these figures have been achieved without the sale of any alcohol and on a daytime trading basis only. Obviously with an increase of the opening hours excellent scope exists to expand this current turnover.

RATES

The rateable value was unavailable at the time of printing.

VIEWING

Viewing is strictly by appointment through the sole agents DLP.

We are able to assist in the arranging of finance for prospective, genuine purchasers.

Under the Finance Acts 1989 and 1997 VAT may be levied on the rent. Prospective purchasers should establish the VAT implications prior to entering into any agreement.

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