



**Rent** £25,350 Per annum

**Size** 742 Square feet

**Ref** #3076

## Address

**Town:** Twickenham/Teddington area

**Area:** Middlesex

## Location

The property is located in a prominent position on a busy High Street. There is a wide variety of other retailers including Boots, WH Smith, Holland & Barret, Costa Coffee, Tesco Metro and a number of other long established independent retailers, pubs and restaurants.

## Description

Premium Guide £56,000 to include goodwill, lease, fixtures, fittings, and equipment.

We are pleased to offer this bright and spacious coffee shop in an extremely popular town centre location; ideally located at a traffic light junction with plenty of passing trade. The business is being sold as the current owner is relocating to another country but has been successfully trading for over 6 years with many repeat customers.

The business is currently offering a limited food menu but we feel the premises would lend itself to an occupier providing a more substantial food offerings and could also suit variety of other uses under the 'E' use class, subject to any necessary consents. We feel that there may also be scope to extend the current opening hours.

The main shop area measures approximately 545 sq ft and includes tables, stool seating and a serve over counter with work top space. There is a further 110 sq ft off the retail area that is used as a preparation area with domestic oven in situ.

There is a further area for additional seating and a rear passageway that leads to the W.C. and emergency fire escape this measures approximately 178 sq ft.

A full inventory can be provided to interest parties after initial inspection and we believe most equipment is owned outright by our clients.

On street parking is available opposite the premises.

EPC Rating C

Early viewings recommended.

**Please view only through Franklin Commercial and do not disturb the current occupier staff are unaware of the proposed sale.**

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£25,350 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a RV of £21,750 payable at the prevailing rate.
<b>Lease details:</b>	Existing 10 year lease which is due to expire in February 2026. Lease not inspected please verify. The landlord will consider and extension of the current lease or grant of a new lease.
<b>Trading hours:</b>	Monday 7.30am-4pm Tuesday 7.30am-1pm Wednesday 7.30am- 4pm Thursday 7.30am- 4pm Friday 7.30am-4pm Saturday 8am-4pm Sunday 9am- 4pm
<b>Years established:</b>	6
<b>Employees:</b>	We are advised that the business has staff on zero hour contracts.

## Features

- ✔ Business for sale
- ✔ Densely populated area
- ✔ Excellent trading location
- ✔ On street parking
- ✔ Turnkey opportunity

## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.







