



Well presented daytime only Cafe and Coffee Shop with Self-Contained 2 Bedroom Owners' Accommodation, located in a busy neighbourhood shopping centre with internal seating for 44 customers and external seating for 12 customers. Profitable business trading easy hours six days a week only and with tremendous potential.

**THE COFFEE CUP
12 ST THOMAS CENTRE, COWICK STREET, EXETER, DEVON EX4 1DG
LEASEHOLD: £55,000 REF: 2099**

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THE PROPERTY

The Coffee Cup is a well-established café and coffee shop with a fully glazed frontage and covered alfresco seating area to the front. The trading premises which are purposely fitted and equipped and well presented throughout, briefly comprise: - Ground Floor Coffee Shop and Café which can comfortably seat 44 customers internally and with seating for 12 customers externally to the front, Customer Servery Area, Kitchen and Customer WCs. Additionally, the business benefits from separate and completely Self-Contained 2 Double Bedroom Owners' Accommodation with Sitting Room, Kitchen and Bathroom. The centre also benefits from free parking for over 90 vehicles.

SITUATION

The Coffee Cup enjoys all the considerable commercial advantages of a trading position amongst other complementary businesses in the St Thomas Centre neighbourhood shopping centre in Cowick Street on the western outskirts of Exeter city centre. The Coffee Cup occupies a corner position within this high footfall shopping centre, recognised as one of the city's best neighbourhood retail locations. The shopping centre offers a diverse range of outlets and is anchored by the Co-Operative Supermarket and other national multiples include Lloyds Bank, NatWest Bank, Dominoes, William Hill and Hays Travel. Cowick Street is one of the main arterial routes into Exeter City Centre and The Coffee Cup serves this densely populated and increasingly popular residential suburb which is close to the city centre and this historic Quayside. Exeter itself is the regional capital of the South West and as such, is not only an established and expanding business centre, but also a popular tourist destination. Renowned for its historic Cathedral, University and waterside developments, Exeter boasts excellent transport communications with two mainline rail links to London, an international airport and easy access to the M5 motorway at Junction 30.



INTERNAL DETAILS

Double fronted glazed lockup unit with glazed double entrance doors to front into **Main Customer Seating Area** with wood laminate flooring, wall mounted fan heater, range of free-standing tables, chairs and comfy seating for 40 customers, upright freezer, chest freezer. **Customer Servery Area** with tray slide, **Customer Servery Counter** with open shelving storage to the rear, glass fronted display bottle fridge, glass fronted display cake cabinet, electric cash register, under counter fridge, coffee machine (on free loan), 4-slice toaster, part-tiled walls, non-slip tiled flooring. **Prep Area** with worksurfaces, stainless steel hand basin, hot water boiler. **Kitchen** with non-slip tiled flooring, a compact kitchen area with range of worksurfaces, wall shelving, twin bowl stainless steel sink unit, contact grill, twin table top deep fat fryer, 2 under counter fridges, upright freezer, 2 microwave ovens, 1 combination microwave and oven, stainless steel hand basin, hot water boiler, double doors to rear service yard. **Ladies & Gents WCs**.

Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.



EXTERNAL DETAILS

Directly to the front of the café is a **Covered Pavement Trading Area** providing 12 additional alfresco covers. To the rear of the premises is a **Shared Service Yard** and **Staff Parking Area** with bin store area.

PRIVATE ACCOMMODATION

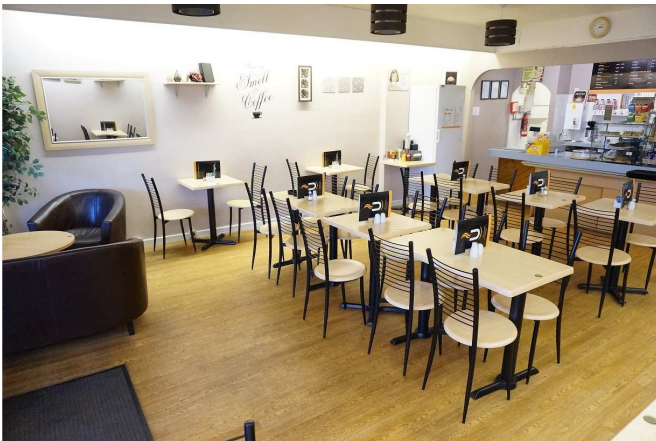
The business benefits from self-contained owners' accommodation which is situated in a residential area above the main shopping centre. No 22 briefly comprises: - entrance door into **Entrance Lobby** with door into **Lounge/Dining Room** with aspect to front. **Kitchen** newly fitted with a range of base and wall mounted kitchen units, complementary worksurfaces and inset stainless steel sink unit. **Bedroom 1** a double bedroom with aspect to rear and built in wardrobes. **Bedroom 2** a double bedroom with aspect to rear and built in cupboard. **Family Bathroom** comprising modern

white suite with shower over bath. The flat can be sublet, if so desired, and produces an income of around £650 per calendar month.



THE BUSINESS

The Coffee Cup trades as a daytime only café and coffee shop offering breakfast, morning coffees and teas, lunches and afternoon teas and coffees, to eat in or takeaway. Enjoying an excellent and established reputation with locals and boasting an enviable level of regular repeat custom, The Coffee Cup offers a classic and easy to prepare daytime only menu of hot and cold café snacks, sandwiches and beverages, all made freshly to order. The business has been owned and run by the same family for the past 20 years and no advertising or marketing is undertaken. The business has been awarded a 5 Star Food Hygiene Certificate.



TRADING INFORMATION

Full accounting information can be made available to prospective purchasers following a formal viewing appointment.

OPENING HOURS

The current trading hours are Monday to Saturday 8:00am until 3:00pm and the business is closed on Sundays.

CURRENT STAFFING

The business is run by a single working proprietor with

the assistance of 1 full-time and 1 part-time members of staff.

POTENTIAL

Our clients advise us that there is potential to develop all aspects of the business still further, particularly by extending the opening hours and by Sunday opening, for which demand exists. There is also the opportunity for incoming purchasers to develop their own style of trade and cuisine, to suit their own personal requirements. The business would also benefit from having a website and making use of social media marketing opportunities.

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RATING

For up to date Business Rates and Council Tax information relating to this property, we refer you to The Valuation Office website www.voa.gov.uk.

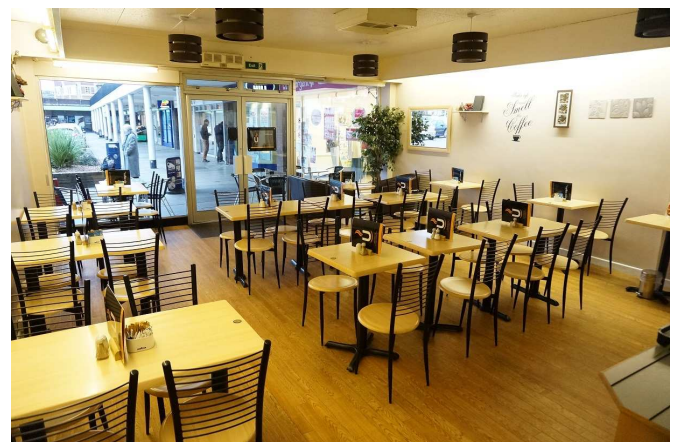
SERVICES

All mains services, except for mains gas, are connected to the subject properties.

PRICE & TENURE

£55,000 for the valuable leasehold interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation. Vacant possession upon completion.

The properties are held on a 15-year lease from 2008 with rent reviews every 5 years. The current rent is £23,900 plus VAT and there is an annual service charge contribution which we are advised is in the order of £1,200 per annum. We are advised that the lease is fully renewable at the end of the existing term. Full details available following a formal viewing appointment.



VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents. Tel: (01392) 201262. Email: info@stonesmith.co.uk

You are recommended to contact us before visiting the

property even for an informal viewing. We can then confirm whether it is still available.

FINANCE

An early discussion about finance can often save time and disappointment. If you would like independent specialist advice on funding this property or any other purchase, we recommend you contact us for a list of our approved brokers.

