



Ref: 4459 - Tarboush Cafe & Restaurant



12a Market Street
Loughborough
Leicestershire
LE11 3EP



AWARD WINNING CAFÉ/RESTAURANT - LEICESTERSHIRE
Situated in the desirable town of Loughborough
Advised annual turnover of £150,000
Scope for further development
Genuine reason for sale
Recently Refurbished
LEASEHOLD



ASKING PRICE
£249,995 Plus SAV

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Location

This well established guest house has a prime trading location in the town centre of Loughborough which is in Leicestershire. The property is situated on a pedestrianised street with a large variety of neighbouring commercial businesses, banks and national high street brand retailers which brings shoppers and visitors to the area throughout the year. The location offers without question one of the highest amounts of passing trade throughout the town and is the most favourable retail hot spots within the centre. Loughborough is a highly desirable business and residential location due to its excellent central shopping facilities, fine housing, good schools and NHS services. Loughborough is accessed via the A6 connecting to the M1 motorway which is less than 4 miles away.

Business History

Online Business Sales are delighted to offer to the market this superb licensed café and restaurant which was established by our clients in 2011. Since the business was established our client has invested time and money in the business and premises which has recently undergone a refurbishment meaning the business is in walk in condition. Our client has continually developed and improved the business with the introduction of new income streams which has enhanced the business massively. We are advised by our client that the annual turnover currently runs at £150,000 with a gross profit of £100,000 which is derived from offering a selection of Arabic and Mediterranean dishes including Turkish, Lebanese, Syrian and Moroccan in a themed café and restaurant together with alfresco dining with "Shisha" water pipes available. Sandwiches, wraps, breakfast platters, salads, hot and cold drinks together with alcoholic beverages are also served. There is a function room to the first floor which can be hired for private functions. The business currently has advance bookings and there is scope to increase trading hours which may increase income. The business has a wonderful reputation and benefits from many regular and repeat customers but also presents outstanding opportunities for passing trade due to its prominent high footfall location. Benefiting from a professional website, with an online shop, this is a wonderful opportunity to purchase a business in a fantastic trading location finished to the highest of standards with great scope for improvement and as such early viewing is strongly recommended as business of this calibre rarely stay on the market for long.

Financial Profile

Turnover: £150,000pa
Gross Profit: £100,000pa
Stock: (Approximately) £30,000
Rent for front of shop: £14,000pa

Tenure

We are advised leasehold
Original length: 20 years
Remaining: 13 years
Review: 5 years
Rent: £25,000pa

Opening Hours

Monday: 9:00am - 10:00pm
Tuesday: 9:00am - 10:00pm
Wednesday: 9:00am - 10:00pm
Thursday: 9:00am - 11:00pm
Friday: 9:00am - 11:00pm
Saturday: 9:00am - 11:00pm

Accommodation

Distinctive large shop frontage with canopy
Archway with table and chairs leading to:

GROUND FLOOR PREMISES
Café/Restaurant - with table and chairs
Large chilled display unit
Well stocked bar
Small counter with till

Folding glazed doors leading to:
Covered outdoor area with table and chairs
Large water fountain to centre
Ladies toilets
Gents toilets

Kitchen - Fully equipped to suit trade

FIRST FLOOR
2 x office/storerooms
Function room

EXTERNAL
Some outside seating
Communal car parking

Enquire

t: 0345 222 0508 f: 0345 222 0509
e: info@onlinebusinesssales.co.uk

IMPORTANT NOTES: These particulars do not constitute an offer neither should they be relied upon as statements or representations of fact or warranties of any kind. All interested parties must satisfy themselves by investigation, prior inspection and/or formal entry before contact with their solicitor. Neither we nor our principals accept any responsibility whatever in respect of these particulars which are simply offered as a general indication to persons who may be interested.

Viewings and negotiations are to be conducted **STRICTLY** through **Online Business Sales Limited**. No direct approach is to be made to the business under any circumstances

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Loss energy efficient

116 This is how energy efficient the building is.