



Java Bar

3 Oxford Road, Station Approach, Manchester, M1 6FU

Ref: 5192

EXCEPTIONAL COFFEE SHOP MANCHESTER CITY CENTRE FOR SALE

Superb location immediately outside Oxford Road train station (M1)

Reputedly Manchester's oldest independent coffee shop brand

A stones-throw from the historic Palace Theatre

Currently run on daytime hours only, by choice

Huge scope to expand services and increase turnover

Run entirely by staff with limited owner involvement

Masses of potential for a hands on, owner operator

Superbly presented with high end fixtures & fittings

Long established, highly regarded and well known

Viewing & early interest highly recommended

Genuine retirement sale

Low overheads

Advised annual turnover £241,000 steadily increasing

to pre-covid levels of £350-£400,000pa

LEASEHOLD

£160,000 plus SAV



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Location

This superb and well known coffee bar boasts a prime location in the city centre of Manchester. It enjoys a wide and prominent frontage at the bottom of station approach immediately outside Oxford Road train station drop off point near to a taxi rank. It is located within a few steps of the well known and historic Palace Theatre and is on one of the busiest bus routes in the city.

Surrounded by a wealth of complementary businesses such as a supermarket, a gym, numerous offices and independent concerns, the business enjoys a loyal, regular and repeat customer base. As well as regular customers, the coffee shop is well placed for those wanting to enjoy refreshments before or after travelling or before or after taking in one of the many popular, productions regularly shown at the theatre. This is a truly superb location for a business of this nature and you will be hard pressed to find another coffee shop for sale to rival it.

A rarity in the city, the premises benefit from off road parking and loading to the front which is a huge bonus.

Manchester is a densely populated and diverse city with a strong café culture and our clients business is well placed to take full advantage of this. It is a thriving city with many on going developments and a large, growing population in addition to the thousands of people who commute in and out of the city on a daily basis for work and business as well as many tourists and day trippers, all of which provide our clients business with a constant and heavy flow of potential customers.

Manchester has superb road and rail links and is surrounded by the M60 orbital motorway, with easy access available to the M602, M56, M61, M6 & M62 making travelling and commuting very easy.

Financial Profile

We are advised:

Annual turnover £241,000 steadily increasing to pre-covid levels of £350-£400,000pa

Tenure

We are advised leasehold

Rent £24,800 pa

Opening Hours

Monday – Saturday: 7.00am – 7.00pm

Sunday: 9:00am – 7:00pm

Business History

Meridian Business Sales are delighted to offer to the market this superbly presented and well known coffee shop, which we are led to believe is the longest trading independent coffee shop brand in the city. Our client has worked incredibly hard since the business was established at this location in 2004 to develop his brand and as such the business has become somewhat of a landmark within the city. A new owner will be able to continue to use the brand under licence by separate negotiation with our client should they wish to do so. The business is currently run by staff, our client having nurtured a competent and loyal staff base who manage the day to day operation of this location. Although not restricted, our client chooses to operate the business during day time / commuter hours only and does not take advantage of the huge amount of potential business added evening trade could bring especially if other lines of refreshment were introduced. Serving gourmet, boutique and standard barista coffees and other hot & cold beverages with an accompanying menu of 'lite bites' and sandwiches as well as continental delicacy and specialist wines, our client advises us that the business currently achieves an annual turnover of £241,000 with 3 full time and 3 part time staff in place. The premises are presented superbly, recently refurbished with high end fixtures and fittings culminating in a cosy yet cosmopolitan atmosphere where patrons can relax and enjoy refreshment over 25 internal covers with additional al fresco covers at the customers discretion. The business boasts many rave reviews and we are advised it is ranked in the top 50 coffee shops in the country. Coffee Shops in such prime locations and of this calibre rarely exist as independents having been snapped up by corporate brands so this represents a truly superb opportunity, as such, we urge early interest and viewing.

Accommodation

Detached premises with wide double frontage, fully glazed and well signed, briefly comprising:

Entrance leading to:

Top level bar, service and kitchen

Lower level with fixed seating and WC

25 internal inside

External:

Outside seating

Loading area directly outside the business

Business Equipment:

Spazialia 3 group coffee machine

Merry chef oven

Convecter oven

Epos till system

Alarm

CCTV

Fridges and freezers

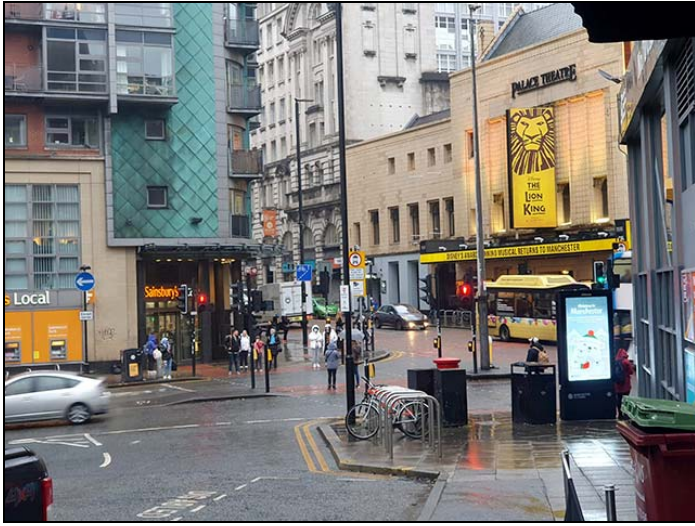
Hot plates

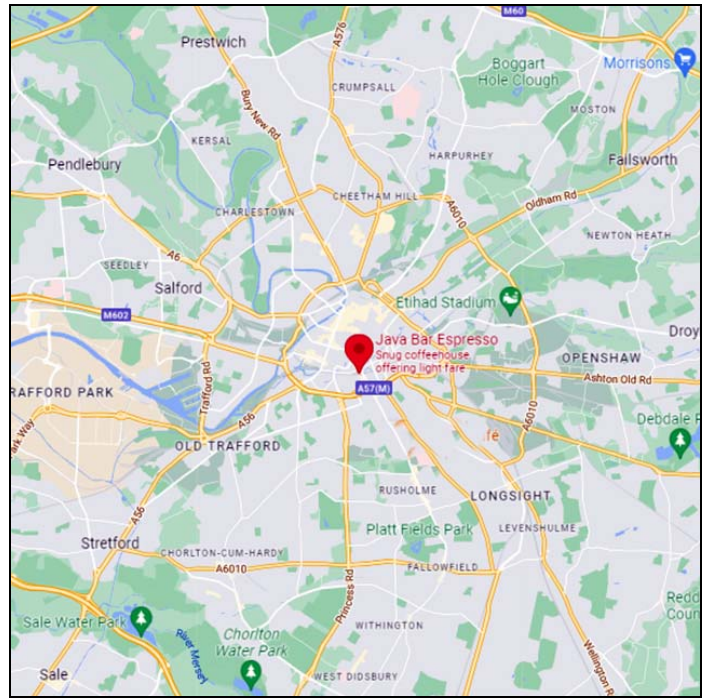
Beer machine

High end Fixtures & Fittings

Luxury WC (marble)

Safe (2 compartment)





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