

Ref: 3220 - Moccachino's



18-20 St Dominic Square  
Kings Lynn  
Norfolk  
PE30 1DT

## **BUSY TOWN CENTRE COFFEE SHOP/RESTAURANT - NORFOLK**

**Advised annual turnover of £300,000 with good GP**  
**Early viewing & interest is highly recommended**  
**Well established and highly regarded business**  
**Situated in the busy town centre of Kings Lynn**  
**Genuine reason for sale due to retirement**  
**High amount of regular & repeat trade**  
**Scope for further development**  
**LEASEHOLD**

**ASKING PRICE**  
**£125,000 Plus SAV**

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**Location**

This exceptional coffee shop & restaurant is located in the bustling town of Kings Lynn. The business has a very long standing trading history and is well known throughout the area. Kings Lynn is an ideal business and residential town which offers a high amount of growth potential. There is fine housing, good schools and NHS services, excellent shopping facilities, international airports and consistent development and growth. The town and surrounding area has strong road links and can be accessed via the A47 and A10 trunk roads.

**Business History**

Online Business Sales are delighted to offer to the market this superb town centre coffee shop which was established by our clients in 1983. Our clients are reluctantly offering the business to the market due to a desire to take well deserved retirement. Since the business was established they have invested time and money in the business and premises to the point where it is in full walk in condition. They have continually developed and improved the business, introducing new lines and income streams which has enhanced the business massively and in particular shows in the year on year increase in turnover and profitability. Our clients inform us that annual turnover currently runs at £300,000 which is derived from offering a popular hot & cold food menu along with a range of delightful coffees/hot beverages. The business enjoys a strong reputation within the local community and as such has a high level of regular and repeat trade. This is a superb opportunity to purchase an established business, which is a great base to build upon and as such early viewing is highly recommended as businesses of this calibre rarely stay on the market for long.

**Financial Profile**

Turnover: £300,000pa  
Stock approximately: £3,000

**Tenure**

Leasehold  
Original length: 6 years  
Remaining: Until 2016  
Review: 3 years  
Rent: £39,000pa  
New 6 year lease can be negotiated

**Opening Hours**

Monday: 8:00am - 6:00pm  
Tuesday: 8:00am - 6:00pm  
Wednesday: 8:00am - 6:00pm  
Thursday: 8:00am - 6:00pm  
Friday: 8:00am - 6:00pm  
Saturday: 8:00am - 6:00pm  
Sunday: 9:00am - 5:00pm

**Accommodation**

Well presented glass fronted property, briefly comprising:

**GROUND FLOOR**

Secure entrance leading to  
  
Large open plan seating area  
Ample dining tables and chairs for approximately 100 covers  
Serving/payment counter with cash register  
Behind counter drinks preparation area  
Rear fully fitted and equipped catering kitchen  
Preparation area  
Wash area  
Storage room

**FIRST FLOOR**

Ladies and gents toilet facilities  
Staff room  
2x store rooms  
Office

**EXTERNAL**

Outside covers for approximately 15 covers  
Rear serviced yard with bin storage

**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

