



**Ref: 5140 - Four Seasons**



492-496 Blackburn Road  
Astley Bridge  
Bolton  
Greater Manchester  
BL1 8PE

**WELL REVIEWED & POPULAR CAFÉ - GREATER MANCHESTER**

**Fantastic main road trading location  
Situating in the busy town of Bolton  
Well-presented throughout  
True lifestyle opportunity  
Fantastic online reviews  
Genuine reason for sale  
Fully equipped for trade  
Easy to run  
LEASEHOLD**



**ASKING PRICE  
£105,000 Plus SAV**

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### **Location**

This well positioned café enjoys a fantastic location on a busy main road running into the centre of Bolton, the UK's largest town. The highly visible premises hold a corner position amongst a parade of shops and sees high levels of footfall and daily passing trade. There are also numerous residential properties in the area providing a large customer base within a short distance Bolton is 10 miles northwest of Manchester. It is surrounded by several smaller towns and villages and has a population of approximately 140,000. With good housing, schools and local services it is a desirable and popular residential location. Bolton town centre is constantly being redeveloped with many new and exciting shops and businesses opening each month. The town has excellent links to Manchester with its various attractions and is approximately a 5 minute drive from the M61, M62 and M60 motorways, which provide easy access to the national motorway network.

### **Business History**

Online Business Sales are delighted to offer to the market this established business opportunity. The business was established by our client in 2000 and is only now being reluctantly offered to the market due our client's desire to take a well-earned retirement. Since establishing the business, our client has built up a large customer base in the local area and beyond and the business has seen a healthy level of consistent trade due to this. We are advised that the annual turnover currently runs at £105,000 which is derived from the sale of a large range of both hot and cold food and drinks including sandwiches, salads and breakfasts. However, our client's advise there is huge scope to increase this figure as the business is currently being run at a pace to suit their lifestyle. The business is run on limited trading hours at present and as such a new owner may benefit from longer hours and opening the business 7 days a week. Our client also advises there is scope to introduce an evening menu which paired with the longer opening hours could greatly increase custom for the business. The business has a fantastic reputation and as shown by the large number of excellent online reviews. Our client advises the business is owner operated with the assistance of 2 full time and 2 part time members of staff. There is currently a Facebook page in place for the business with a modest following however the business may benefit from the introduction of a professional website. This is a superb opportunity to purchase an established business, which is ideal for an owner operator or partnership and is a great base to build upon and as such early interest is highly recommended.

### **Financial Profile**

Turnover: We are advised annual turnover of £104,000

### **Tenure**

We are advised leasehold  
Original: 10 years  
Remaining: 5 years  
Rent: £839 per month

### **Opening Hours**

Wednesday - Monday: 9:00am - 2:00pm  
Tuesday: Closed

### **Accommodation**

A highly visible corner premises located on a busy main road in the town briefly comprising:

#### **GROUND FLOOR:**

Large open plan customer seating area approx. 60sq mt  
Customer serving area approx. 16sq mt  
Fully fitted kitchen approx. 24sq mt

#### **FIRST FLOOR**

Bathroom

#### **EXTERNAL**

Shared yard to rear of premises  
Street parking available as well as parking at the nearby Asda

Additional information:

All fixtures & fittings included

### **Enquire**

t: 0345 222 0508 f: 0345 222 0509

e: [info@onlinebusinesssales.co.uk](mailto: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