



Ref: 4765 - Hungry Pig Cafe



183-185 Wolverhampton Road West
Bentley
Walsall
West Midlands
WS2 0DU



WELL ESTABLISHED CAFE - WEST MIDLANDS
Situated in the desirable area of Bentley in Walsall
Well reputed with regular and repeat trade
Training & handover period available
5* Food hygiene rating
Walk in condition
Low overheads
Looking for a quick sale due to health reasons
Easy to run
LEASEHOLD



ASKING PRICE
£99,950 Plus SAV

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Location

This well presented leasehold café is ideally located in Bently, Walsall which is in the West Midlands. The highly visible premises sit within a parade of shops, and are surrounded by many residential properties from which the business derives a great deal of its trade. The business also benefits from being positioned on a busy main road which sees a mass of passing motorists on a daily basis. Walsall is located 8 miles north-west of Birmingham and 6 miles east of Wolverhampton and has become a hugely popular business and residential area due to its fine housing, good schools and NHS services, excellent shopping facilities and beautiful neighbouring countryside. The business is accessed via the B4464 and is less than 1 mile from the M5 and M6 junctions making commuting easy for anyone who wishes to visit.

Business History

Online Business Sales are delighted to offer for sale this well established café which was first opened in the 1990's and which has been in the careful hands of our client since 2015. Only now is the business reluctantly being offered to the market due to our client's desire to concentrate on his other business interests. Since our client took over the business he has invested time and money on both the business and premises meaning that it is in full walk in condition. Our client has continually added new lines and income streams which have enhanced the business massively. Currently the business which is totally managed is being run at a pace that suits our client's lifestyle meaning there is massive scope for a new hands on owner operator to further develop the business. Our client informs us that the annual income currently runs at £156,000 which is derived from the sale of hot & cold sandwiches, breakfasts, specials board together with a selection of hot & cold drinks. There is massive scope to increase trading hours, introduce new menu such as burgers etc., Indian or Chinese cuisine and offer a delivery service all of which may increase income. The business currently has a Facebook page but may benefit from the creation of a website and an online ordering service. Our client is happy to provide training during the transition period and early viewing is strongly advised to appreciate the potential this business has to offer.

Financial Profile

Turnover: We are advised £156,000pa
Stock: Approximately £1,500

Tenure

We are advised leasehold
Original length: 8 years
Remaining: 4 years
Rent: Approximately £7,000pa

Opening Hours

Monday-Friday: 8:00am - 2:00pm
Saturday-Sunday: 8:00am - 1:00pm

Accommodation

Highly visible, prominent single storey property, double fronted (formerly 2 premises), glazed and well signed frontage, briefly comprising:

GROUND FLOOR

Open plan café well equipped to suit trade
Approximately 42 covers
Menu Boards
2 x chilled drinks display fridges
Stainless steel serving counter with counter top fridge
Service hatch to
Kitchen - well equipped for business
Stainless steel food preparation areas
Storage shelving
Stainless steel sink and drainer
Gas cooker
Electric fryer
Microwave, toasters
Toilet facilities

EXTERNAL

Roller shutters to windows and doors
Off road parking to the front for approximately 20 vehicles
Public transport near by

Enquire

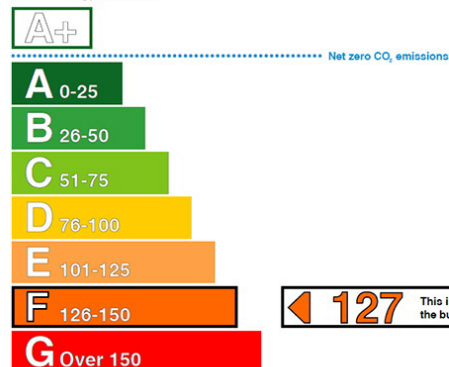
t: 0345 222 0508 f: 0345 222 0509
e: info@onlinebusinesssales.co.uk

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



Less energy efficient