



## ESTABLISHED CAFÉ/COFFEE SHOP BUSINESS FOR SALE

Dukes of Tarring, 2 Market House, Church Road, Tarring, Worthing, BN13 1HF

**DESCRIPTION:**

An excellent opportunity to purchase a well-established and profitable business operating from a fully fitted premises within the popular Tarring area of Worthing.

The premises, which trade as a daytime café and coffee shop, are presented in excellent order throughout with a good standard of fixtures and fittings.

There is a large double-fronted shopfront accommodating seating for approximately 20 covers together with serving counter and a disabled access WC. To the rear there is a good size prep room and a fully fitted kitchen with an integrated commercial extraction system.

Externally the property benefits from a small rear yard with timber store and there is provision for one car parking space within the lease and a further space by separate agreement with the landlord.

The premises occupy a prominent trading position within a densely populated residential area. The small local parade serves the surrounding neighborhood and benefits from a good deal of passing trade.

This is an excellent turnkey opportunity and viewing is strongly recommended.

**ACCOMMODATION:**

The property has a gross internal area of approximately 660 sq ft with accommodation arranged as follows:

<b>Main seating and serving area</b>	400 sq ft
<b>Disabled access WC</b>	
<b>Prep room</b>	136 sq ft
<b>Kitchen</b>	157 sq ft
<b>Lean-to store</b>	125 sq ft
<b>Staff WC</b>	
<b>Car parking</b>	

**AGENTS NOTE:** The existing lease provides for one car parking space and the current owners occupy a second space by separate agreement with the landlord.

**BUSINESS:**

Dukes Coffee Shop has been trading for approximately ten years serving a traditional daytime café menu which includes breakfasts, sandwiches, hot cooked meals, cakes and drinks to both eat-in and take-away customers.

The opening hours for the shop are 7am – 3 pm Monday to Friday and the day-to-day running of the shop is currently managed two business partners, together with the assistance of one part-time member of staff.

The profitable business has an excellent reputation and 4.5 reviews on both Trip Advisor and Google (at the time of writing). The accounts show a consistent and healthy turnover with scope for immediate further increase in extended opening hours. Full accounting information is available to serious applicants upon request.

We consider this to be an excellent turn-key opportunity suitable for existing operators hoping to expand or first ventures seeking a manageable and established business. The business is being sold due to retirement and the current owners have advised that they would be prepared to offer training and a handover process to potential purchasers if required.

**TERMS:****Lease:**

The premises are held under the terms of a 15 year lease from April 2010 at a rent of £13,750 per annum plus VAT. We are advised that the lease is contracted within the security provisions of the Landlord & Tenant Act 1954 and full lease details are available to serious applicants upon request.

**Premium:**

Offers are invited in Excess of £50,000 for the business, goodwill and trade fixtures and fittings (full inventory to be agreed). Stock at valuation.

More information:

01903 234343

[www.sprattandson.co.uk](http://www.sprattandson.co.uk)



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**LEGAL FEES:**

The in-coming tenant is to be responsible for the Landlord's legal fees and the seller's abortive costs unless otherwise negotiated.

**RATES:**

The Rateable Value for the property is £6,300. An ingoing occupier may be subject to Small Business Rate Relief and there would be no rates payable. All parties are advised to make their own enquiries with the local authority as to the rates they may incur.

**VIEWING:**

As the business is still trading, all viewings are strictly by prior appointment with Spratt & Son and no direct approaches are to be made.

Should you wish to view, please contact Spratt & Son to make an appointment.

**ENERGY PERFORMANCE CERTIFICATE:**

Copies of the EPC and accompanying Recommendation Report are available upon request.

We may have included in these particulars details of services and fittings we have seen within the property. Unfortunately, we have been unable to test these and we cannot, therefore, vouch for their operational adequacy. Prospective purchasers are strongly advised to obtain their own independent report on these matters.

Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. It is recommended that applicants should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.



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