

# LEASE FOR SALE

Cafe Aroma Premises  
2 Birds Lane  
Cowbridge  
Vale Of Glamorgan  
CF71 7YP



- Immediately available For Sale by way of Lease Assignment an established and profitable family owned Café business situated in a prime trading location within Cowbridge town centre.
- The property is being offered up For Sale as an established and fully fitted out Café business that has the significant benefit of an immaculate fit out and a full inventory of fixtures and fittings.
- Located on Cowbridge's prestigious Birds Lane development anchored by Waitrose and immediately adjacent to Fat Face, Rohan and Café Nero.
- Available by way of Lease Assignment with the property being held under terms of a 10 year lease from 14th July 2014 with premium offers in excess of £125,000 invited.

# Cafe Aroma Premises

## 2 Birds Lane

### Cowbridge

### Vale Of Glamorgan

### CF71 7YP

#### LOCATION

The property is situated in a prime business location within Cowbridge town centre on the privately owned Birds Lane Retail Development which is anchored by a Waitrose Food Store.

The subject property is set within a parade of four retail/leisure units and provides for a ground floor footprint of 129 sq m ( 1380 sq ft ) GIA.

The property has the benefit of a purpose built fit out for use as a Café and premises with approximately 85.8 sq m ( 923 sq ft ) of dining area, a professional kitchen extending to 23.8 sq m ( 257 sq ft ) ancillary customer and staff WC's together with first floor storage.

The property is being marketed as a Going Concern with the benefit of a high quality fit out and trade fixtures and fittings.

The open plan Café area is fitted out to a contemporary 'eclectic' finish with mis-matched furniture including a combination of hardwood tables and chairs together with some granite and cast-iron furniture. The feature of the dining room is a marble topped display counter and servery.

The immaculate professional kitchen is finished to the latest Health & Safety requirements and is to be left fully fitted with extraction and air handling equipment and is considered suitable for Café use and a variety of other cuisines.

The property has the benefit of all mains services connected together with CCTV, fire alarm system and a monitored intruder alarm.

The dining room provides for approximately 48 covers with the lease allowing for 12 to 14 outside covers.

#### THE BUSINESS

This established and family owned Café business is being offered up "For Sale" as a Going Concern. Profit and Loss Accounts and Management Accounts are to be

made available to seriously interested parties.

Premium offers in excess of £125,000 are invited for the business goodwill, quality fit out and all trade fixtures and fittings

#### TENURE

The business is being sold leasehold by way of an assignment of the existing lease. The property is currently held under terms of a 10 year secure FRI lease from 14th July 2014. The passing rental is £34,000 per annum exclusive.

The lease allows for use as a Licenced Retail Café and Premises within Use Classes A1 and A3.

#### BUSINESS RATES

The Valuation Office Agency website advises a rateable value of £28,000. Rates payable then for 2020/21 would be in sum of £14,980 per annum albeit ingoing tenant should qualify from 100% small business rates relief for the current financial year.

#### EPC

This property has an energy performance rating of 56 which falls within a band C.

#### VAT

All figures quoted are exclusive of VAT if applicable.

#### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

#### VIEWING

Strictly by appointment only through sole marketing agents:

**Messrs Watts & Morgan LLP**

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