

FOR SALE
LEASEHOLD

CAFÉ MILANO, KIOSK 1,
PRIDE HILL SHOPPING CENTRE,
SHREWSBURY, SHROPSHIRE
SY1 1BY

Halls¹⁸⁴⁵

COMMERCIAL



Popular Leasehold Café Business, ideally located in the Centre of the Thriving Market Town of Shrewsbury

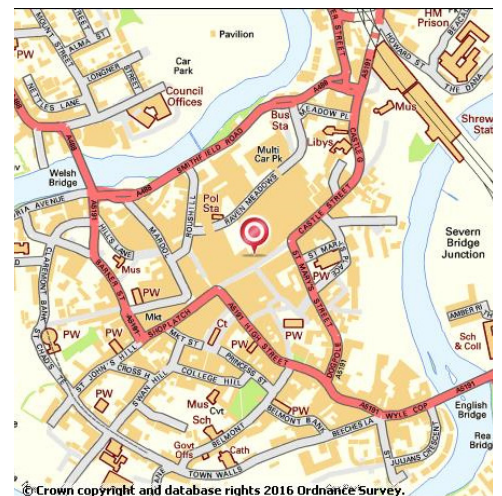
Prominently positioned Town Centre Café within the Premier Shopping Centre of Shrewsbury

Well-equipped Kitchen, Preparation Area and Café

Large number of National Retail Businesses in Close Proximity to the Café

Potential for Expansion

Leasehold Business



Price: Offers in region of £80,000 (exclusive) for the business, plus SAV

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LOCATION

Café Milano is ideally located on the ground floor of the busy Pride Hill Shopping Centre in the town centre of Shrewsbury. Located on the River Severn, Shrewsbury is the county and administrative town of Shropshire, with a borough population of approximately 90,000 and a substantial catchment population of circa 200,000 people, making it the largest town in Shropshire after Telford.

The business is surrounded by a wealth of complimentary shops and businesses and benefits from a high volume of pedestrians. Pride Hill Shopping Centre is connected to the Darwin Shopping Centre via a walkway. The business was established in 2007 and is now reluctantly on the market because of personal circumstances.

The location is well-served by the public transport system, with several bus stops within easy walking distance of the property. Shrewsbury Railway Station is approximately 10 minutes walk away. The area is also well served by the A-roads, with the A5191 being in close proximity to the business, which links to the vast A-road and motorway networks. Wolverhampton is approximately 33 miles away and Stoke-on-Trent 37 miles away.

DESCRIPTION

The business operates a wide variety of high quality, home-made produce including full breakfasts, paninis, baguettes, salads, soups, desserts and speciality hot and cold beverages. The business has built up an enviable reputation within the area for the high quality of the food offered, which has resulted in a loyal client base with a high volume of repeat trade and referrals.



The café benefits from being part of the busy Pride Hill Shopping Centre, boasting a well equipped kitchen, preparation area and café with outside seating for 42.

There is scope to increase the turnover by extending the opening hours of the business, as well as expanding the range of cuisine offered and offering a delivery service.

This is an excellent opportunity for a new owner to take this already thriving and busy café business to the next stage of its development.

ACCOMMODATION

All measurements are appropriate.

Shop Area: 4.881sq m x 8.982sq m

External:

Large Seating Area for 42 people.

HOURS

The business is open:

Monday - Saturday 8am - 4.30pm

Sunday 10am - 3pm

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STAFF

The business is run by the proprietor with assistance from his wife and two part-time staff.

FINANCIAL PROFILE

The business generates a turnover in the region of £208,000 per annum, with a gross profit of approximately 65%.

VIEWING

By appointment through the agent.

PRICE

Offers in region of £80,000 (exclusive) plus stock at valuation.

RATEABLE VALUE

The purchaser should rely on their own investigations.

PLANNING

The property benefits from planning consent for A3 use as a café/restaurant.

EPC

The property is EPC exempt.

SERVICES

Not tested. The property benefits from all services.

TENURE

The premises are available leasehold. The current lease has expired.

VAT

All prices are exclusive of VAT. It is understood that the property is not elected for VAT.

FINANCIAL ACT 1989

All figures are quoted exclusive of VAT. Any intending tenant should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in respect of the sale.

LOCAL AUTHORITY

Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

Telephone: 0345 678 9000

Further details are available from the selling agents upon request.



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VIEWING

Strictly by prior arrangement with the Selling Agents. For more information or to arrange a viewing, please contact:

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