

FOR SALE LEASEHOLD

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

Halls 1845
COMMERCIAL



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

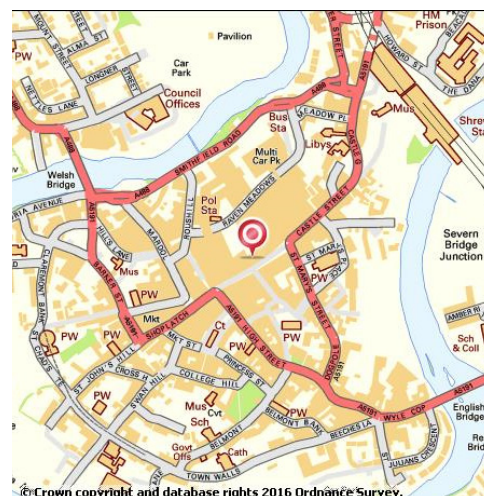
Prominently positioned Town Centre Café within the Premier
Shopping Centre of Shrewsbury

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 £85,000 (exclusive) for the business, plus SAV

halls.gb.com

01743 450 700

FOR SALE

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

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 8.982 sq m

External:

Large Seating Area for 42 people.

HOURS

The business is open:

Monday - Saturday 8am - 4.30pm

Sunday 10am - 3pm

FOR SALE

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



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.

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 £85,000 (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.



FOR SALE

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



VIEWING

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

James Evans

E: james.evans@halls.gb.com

Rebecca Welch

E: rebeccaw@halls.gb.com

01743 450 700



James Evans
E: james.evans@halls.gb.com

Rebecca Welch
E: rebeccaw@halls.gb.com

01743 450 700



IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or

her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

halls.gb.com

01743 450 700