

VDBM

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15 THE BROADWAY, AMERSHAM HP7 0HL

WELL KNOWN ESTABLISHED EATERY AND COFFEE BUSINESS FOR SALE

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of any offer or contract.

15 THE BROADWAY



DESCRIPTION

Established well known eatery and coffee shop in beautiful period building in the heart of Amersham Old Town.

The Grocer at 15 opened in June 2014. This eatery and coffee bar has gained an enviable reputation for flavourful food, great coffee and warm hospitality.

Located near the delightful memorial garden in the heart of Old Amersham, this characterful shop has a varied menu including seasonal salads made from scratch every day in an open plan kitchen featuring fresh authentic ingredients flavoured with herbs and spices. Sandwiches, salads, toasties, locally made cakes, coffee, tea and cold pressed juices are served five days a week.

The business is not open Mondays and Tuesdays or evenings so there is excellent potential for growth.

Double fronted building with seating inside for about 26 and further space outside at the front for about 8.

Open kitchen with counter to seating area plus servery, separate preparation / wash up area and large garage store to rear.

Maintained to a high standard.

Shop	578 sq ft
Preparation room	47 sq ft
Stores	196 sq ft

Total	821 sq ft
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TERMS

The property is held on a full repairing and insuring lease expiring 31st March 2026. The lease is inside the security of tenure provisions of the Landlord & Tenant Act 1954. There is a rent review on 1st April 2024.

RENT

£48,000 per annum exclusive.

FINANCIAL INFORMATION

Accounts information available on a non-disclosure basis. Management accounts for the year to 31st December 2021 show a turnover of £470,000. As will be appreciated, this includes trading during the COVID crisis.

PRICE

Guide price of £350,000 plus VAT for our client's lease, business and goodwill.

Please note our client is also selling their business at 91 High Street comprising specialist grocers, greengrocers and takeaway coffee shop. Separate details available. If both businesses are required, a sale of the Company can be arranged.

RATES

Our enquiries show that the premises are assessed for rating purposes as follows:-

Rateable Value £29,500

For verification purposes, prospective occupiers are advised to make their own enquiries as to the amount payable. The property currently benefits from COVID relief.

LEGAL COSTS

The ingoing tenant to bear the landlord's reasonable legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request.

VIEWING

STAFF UNAWARE.

Strictly by appointment through VDBM on 01923 845222.

DRAFT DETAILS AWAITING CLIENT APPROVAL