

The image shows the interior of a deli. The room is filled with dark wooden tables and chairs. The walls are decorated with numerous framed pictures and photographs. The ceiling has recessed lighting. A semi-transparent grey box is overlaid on the center of the image, containing text.

**Busy Deli in Leeds City
Centre
05384**

Key Financials

| | |
|-------------|----------|
| Turnover | £315,000 |
| Net Profit | £3,600 |
| Rent | £21,500 |
| Rates | £5,904 |
| Stock Value | £0 |

Key Points

- **Fantastic growth opportunity**
- **Strong reputation**
- **Locally sourced produce**
- **Friendly and efficient service**
- **5* food and hygiene rating**

Business Overview

An exciting opportunity has arisen for an interested buyer to acquire a thriving deli in a major UK city.

Since its establishment in 2004, the business has acquired a great reputation amongst its customers, known for its quality produce and friendly staff.

Serving hot and cold food and beverages from both breakfast and lunchtime menus during weekdays from 07:00-15:00 and is fully staffed and managed by a full-time manager and assistant manager. Through serving freshly made food using locally-sourced produce, the family-run café has acquired a loyal customer base, visited by office workers and shoppers alike.

Both its location and reputation provide a strong foundation for the business to be expanded by its future owner.

Tenure:

Leasehold

Asking Price:

£119,950

Location

- ✓ **City centre location**
- ✓ **Prominent spot**
- ✓ **Busy commercial area**
- ✓ **Great transport links**
- ✓ **High footfall**

More Info

| | |
|--------------------------|----------------------------|
| Reason for Sale | Other business |
| Year Established | 2004 |
| Number of Employees | 8 |
| Lease Length | 5 |
| Full Financials | TBC |
| Energy Performance Cert. | Click Here |

Business Description

The business operates from a well-equipped, single fronted property. Upon entering the café, the customer immediately notices its unique and classic style, furnished with dark wood tables and chairs. The inside seating area accommodates 22 covers, whilst 12 can be seated outside the front of the cafe. A montage of black and white pictures decorates the wall opposite a large counter which almost stretches the full length of the café. The counter has two separate serve over counters which display the range of deli items. It is also used by staff for preparing drinks and is complete with a coffee machine. Above this area, various blackboard menus list what the café offers. A fridge for cold drinks and shelving unit for other snacks stands next to the counter.

The cafe boasts a strong corporate offering, having developed strong B2B relationships with prominent companies in Leeds. The business also has a strong online presence and allows customers to view their menus and opening hours.

Opportunity

To continue the success of the business, the new owner would ideally have experience within the catering industry or a passion for locally-sourced produce and good service.

There are numerous ways by which the business could be expanded by a new owner. Offering a delivery service would increase sales from those not able to get to the café in person. Extending the corporate menu aimed at nearby offices would create easily manageable lunchtime hours. Such a menu could be used to expand upon the business's corporate offering, particularly with new office developments along at the Waterfront on Whitehall Road as well as the Wellington Place developments. Acquiring an alcohol licence for the business alongside extending opening hours would create a different avenue by which further trade could be gained.

Gallery



Viewing

If this business is of interest to you, we recommend arranging a viewing.

All viewings are strictly by appointment through Intelligent Business Partners. No approach whatsoever should be made to the owner of the business.

What To Do Next

If you would like to find out more detailed information about this business, such as copies of the accounts or have a specific question, please call 0800 612 7718.

**To find out more about Intelligent, please visit our website
www.intelligent.co.uk**

Terms & Conditions: Misrepresentation Act 1967- Intelligent Business Partners for itself and the Vendor (s) or lessor (s) of this property/business whose agent it is give notice that; 1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained herein as to the property or business are to be relied upon as statement or representation of fact. 3. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Intelligent Business Partners limited nor any person in it employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the buildings services or service installation (where specific responsibility of the freeholder/business owner lessor or lessee) have been tested and are not warranted to be in safe working order. Finance Act 1989- Unless otherwise stated all prices and rents quoted (where applicable) are exclusive of VAT. Property Misdescriptions Act 1991- Every reasonable effort has been made by Intelligent Business Partners limited to ensure accuracy. Interested parties are strongly recommended and advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.