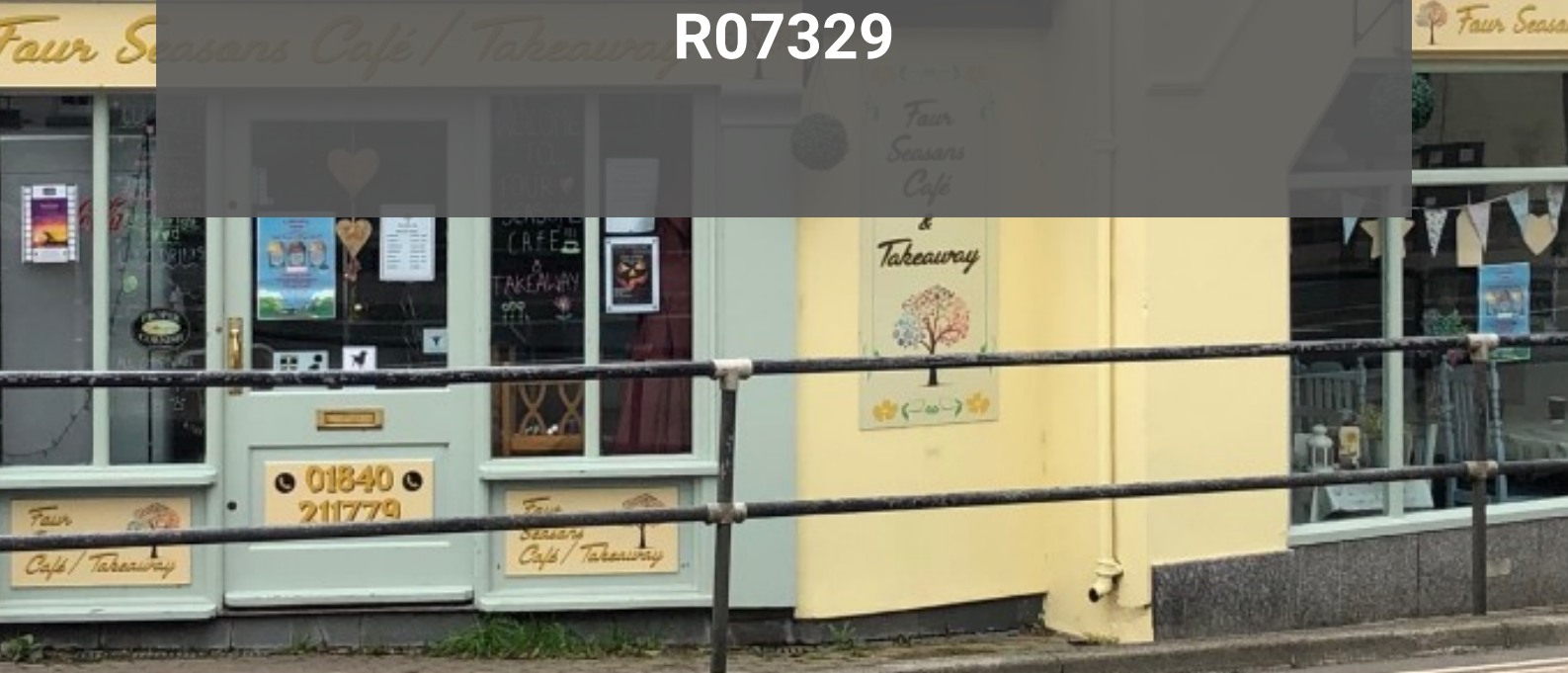


# Popular Local Café in Cornwall

R07329



# Key Financials

Turnover	£71,423
Net Profit	£21,465
Rent	£9,600
Rates	N/A
Stock Value	£500

# Key Points

- **Team of friendly staff**
- **Homemade food**
- **Brilliant high footfall location**
- **Repeat customer base**
- **Well-equipped premises**

# Business Overview

*"Such a lovely place - delicious cakes and coffee - dog friendly and really welcoming staff!" – Customer Review*

The business for sale is a busy local café situated in a close-knit part of Cornwall. Serving delicious favourites such as sandwiches, scones, cakes and sweet treats, the café has garnered a great mix of loyal customers, including regular locals, passing trade and returning tourists.

Under current ownership since October 2018 but having been a café at this site for years, the business acts as a social hub of the local community, catering to families, friends and other groups in a relaxed environment. Cooking and serving locally sourced food, the café has gained a base of returning customers and a superb reputation in the area.

The café benefits from an excellent reputation, with a TripAdvisor Certificate of Excellent 2019, rated 4th out of 10 in the Camelford area and a 4.5/5 rating from 71 reviews of which 64 are either excellent or very good. It also has a great social media following, with 491 followers on Facebook and rated 5 out of 5 from 29 reviews.

**Tenure:**

# Leasehold

**Asking Price:**

# £31,500 +SAV

## Location

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- ✓ **Proximity to main road**
- ✓ **Town location**
- ✓ **Tourist destination**
- ✓ **Access to public transport**
- ✓ **High street location**

## More Info

Opening Times	Mon-Sat 9:30am - 3pm
Reason for Sale	Health
Number of Employees	5
Lease Length	10
Full Financials	<a href="#">Click Here</a>
Energy Performance Cert.	TBC

## Business Description

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Boasting a very prominent position within the town, next to the River Camel and opposite the main town car park, it is in a very visible position for tourists and passing trade.

Operations run from a large unit split into two adjoining areas, both very attractively furnished throughout following recent redecoration. There is a takeaway area with counter, kitchen facilities, a coffee machine, oven and fridge. Three steps lead down to the main seating area which seats 22 covers. To the rear is a fully-fitted kitchen, before reaching the tea garden which has around 20 covers and an outside toilet accessed via a side path.

The business benefits from a team of one full time and 4 part time members of staff.

The current owner would be willing to stay on for a transitional period to hand the business over smoothly.

## Opportunity

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Appealing to a current café owner looking to expand, or a first-time buyer, the business would make a profitably acquisition to a dedicated new owner.

This is an excellent opportunity to take on a well-established café and tea garden which has undergone a recent refurbishment and is ideally located in a popular north Cornish town, with significant passing trade and genuine opportunities for future growth.

Well-suited to an experienced caterer or couple, the new owner could look to grow the business in a multitude of ways. Extending opening hours to include evenings and Sundays, possibly trading as a bistro, and obtaining an alcohol licence would add an exciting, lucrative arm to the business. Offering a delivery service or introducing a catering service would also be great ways to boost profits.

# Gallery

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## 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](http://www.intelligent.co.uk)

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