

Welsh Cottage Coffee Shop & Gift Shop For Sale

Pembrokeshire, Dyfed, United Kingdom

£169,950



The Business Partnership is pleased to offer this coffee shop serving hot and cold drinks and meals housed in a picturesque traditional Welsh cottage. The coffee shop offers a section of cakes, pastries, ice cream, salads, soups etc.

The business has the further advantage of a separate gift shop retailing mostly Welsh themed gifts. The business has a high profit margin.

Further trading space is possible with three empty rooms to the first floor. This space would be suitable for offices, retail space or storage. (Originally used as bedrooms and could revert back to this use.)

The property has the benefit of LPG gas central heating and double glazing.

Operated by the vendors and eight part time staff the business would suit being family run

Premises:

This traditional stone built Welsh cottage consists on the ground floor of an entrance leading on the left to a dining area (approx. 180 sq ft) with a feature fireplace and 16 covers.

To the right of the entrance is further room with dining space for two people (approx., 185 sq ft) with an electronic till, coffee machine, glass cake display cabinet, chilled drinks display cabinet and a gas fire. Off this room is the customer toilet and wash hand basin and with baby changing facility. There is a cupboard housing a combi boiler.

To the rear of the ground floor is the trade kitchen equipped with an electric cooker, toaster, stainless steel sink unit and an upright refrigerator.

Off this kitchen is a lean to area housing a double griddle, 3 No microwave ovens, chest freezer, upright freezer, wash hand basin, and access to the rear garden.

The gift shop (approx. 110 sq ft) is self contained lock-up unit and is accessed from the side of the property. The shop is fully fitted with display units and shelved out and has a counter with electric till.

There are two display windows.

First Floor

The first floor is access by a wooden staircase from the entrance area. There are three empty rooms and a small cupboard. The first floor is fitted with Velux windows.

Outside

Outside to the front of the property there is a paved area used for

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FINANCIAL DETAILS

Asking Price

£169,950

Sales Revenue

£32,000

Net Profit

Undisclosed

Furniture / Fixtures Value

Undisclosed

Inventory / Stock Value

Undisclosed

GENERAL DETAILS

Employees

8 part time

Trading Hours

10am to 5pm Monday to Saturday, Sunday
in the summer season

Property

Freehold

additional seating. There is access to the rear of the property via a passage to the side of the cottage. The rear garden is mostly lawned and is further used for additional seating.

The rent included the lease for the coffee machine.

Next to the property is a branded supermarket with a large car park.

Visitors to the coffee shop use the car park.

LOCATION

The property is situated on the edge of a small village. The property is on a main route to the major holiday resorts and the gateway to Pembrokeshire

SUPPORT & TRAINING

Handover training available



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