



FOR SALE

ESTABLISHED FREEHOLD CAFE
BUSINESS

6 Malt Mill Bank,
Barwell, LE9 8GS

First floor beauty room



Comprehensively refurbished in 2021



Top online reviews and excellent
social media following



Outside seating and rear car parking
space



Air conditioning



LOCATION

The property is located in the village centre of Barwell occupying a prominent main road position on Malt Mill Bank. Malt Mill Bank itself allows easy access to the A47 and A447 main roads, and there is short term car parking in front of the property, together with longer term car parking close by. Nearby occupiers include the Co-Op, Blacksmith pub and a chinese takeaway

Barwell is a village lying approximately 2½ miles from Hinckley. The A47 provides access to Leicester approximately 10 miles to the north east. There is a limited entry junction of the M69 at Sapcote providing access to junction 21 of the M1 at Leicester.

DESCRIPTION

Established in 2021, Malt Mill Coffee & Bakery is a thriving, fully licensed freehold café and takeaway with 18 indoor covers, a 5-star food hygiene rating, and an excellent reputation. Located in a busy village centre, the business boasts top online reviews: 4.9 Tripadvisor (1.2k followers), 4.8 Google and 98% Facebook (3.2k followers), along with being Great Food Club recommended.

The property includes a ground floor café and kitchen, with a first-floor WC and beauty room. It offers a separate entrance, enabling independent operation of two businesses. Externally there is a seating area and rear parking space.

Currently run on a 4-day part-time basis, the business offers huge potential for extended hours. The first floor could also be converted to extra seating or an apartment, or continue to generate a potential £5,000 p.a. rental income (existing 20+ year therapy business).

Sale due to retirement and financials available on request. In summary, a turnkey opportunity with growth potential in a great location.

ACCOMMODATION

In more detail, the accommodation comprises the following on a Net Internal Area (NIA) basis:

		SQ FT	SQ M
Ground	Cafe	293	27.22
First	Treatment Room	247	22.95
NIA Total		540 Sq Ft	50.17 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject property. Heating is by way of electric heating and there is air conditioning to both floors.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

Rateable Value: £3,550

THIS IS NOT THE AMOUNT PAYABLE. Prospective buyer's should note that the property will qualify for 100% small business rates relief (SBRR) should the purchaser also qualify (£0 rates payable).

TENURE

The Freehold interest in the subject property is available, at an asking price of £220,000, subject to vacant possession and to include the business and equipment, fixtures and fittings.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - to be supplied

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

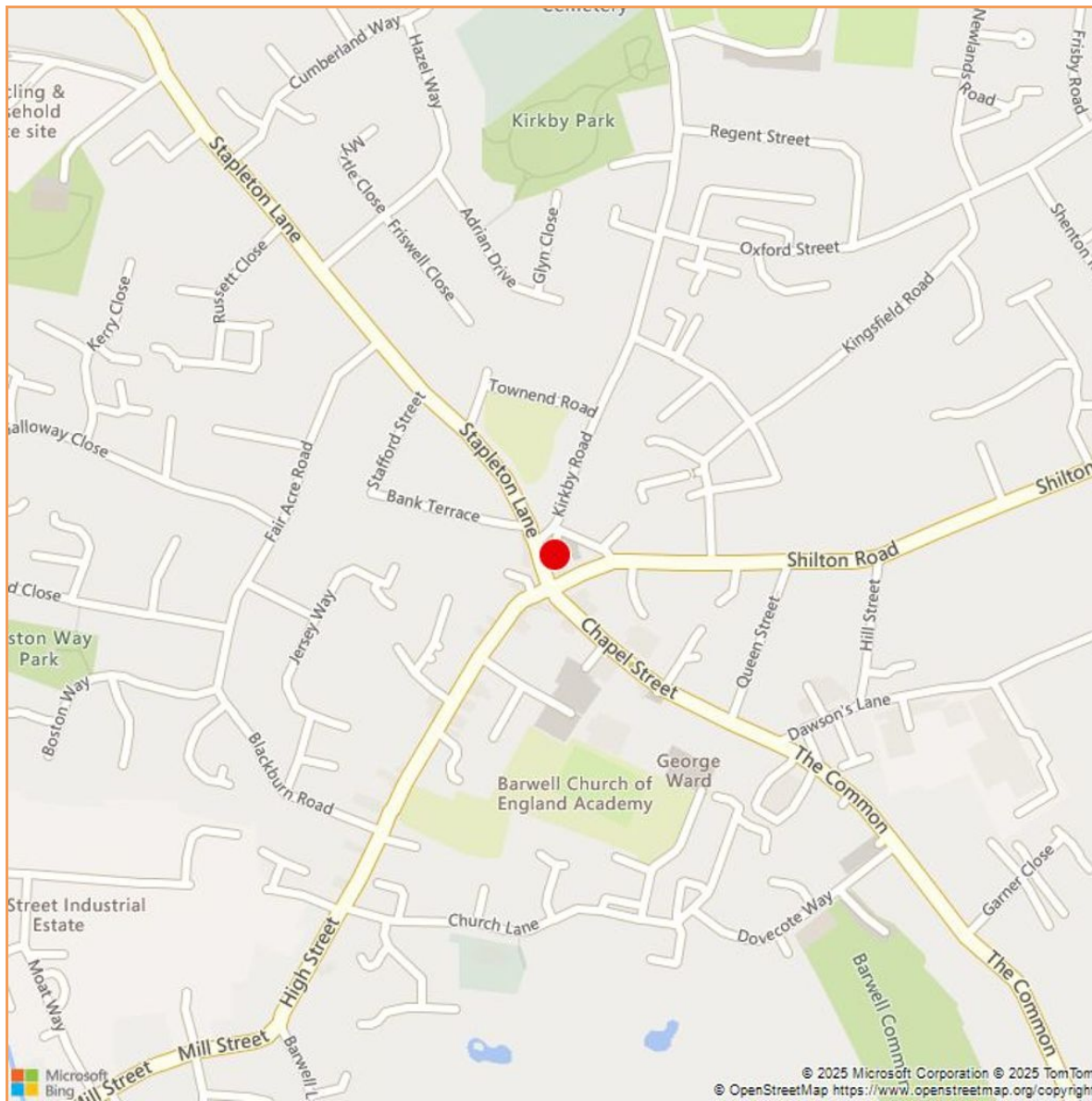
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.





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