



1st Class
Property



Ice Cream & Tea Parlour

Clayhall, Essex

Ref:1CP1148

Ice-Cream & Tea Parlour Clayhall, Essex

Fully refurbished building

Fully equipped with Ice-cream machine

**Microwave, Panini grill, chillers and
fridge/freezers**

**Store room – Disabled W.C. & Baby
changing area.**

£95,000

Features:

Ideal ready made business to take over
Tea Room-Ice-cream Parlour

Fully equipped kitchen with coffee machine, Panini grill, microwave, ice cream freezers, hot and cold water, electric. Chillers, display units

Store room. Disable W.C. / Baby change area

Serving Ice creams, Paninis, 20 different types of tea, snacks etc.

1st Class Property Services are delighted to offer the lease and ongoing business, for sale the Tea / Ice Cream Parlour in Clayhall Park. This is a rare opportunity to take over an ongoing business and grow it within the community. Fully refurbished in 2015, the property has wheelchair access, outside seating/dining area on the patio overlooking the park. Inside the dining area has a large open serving area and kitchens which are fully equipped with new appliances including coffee machine, sink, freezers, fridges, chillers, panini grill, microwave, drinks chiller and has a serving hatch to the side to serve Ice-creams to customers without them having to enter inside. Very cleverly designed with ambient décor, auto lighting and in immaculate order this is an establishment with class, befitting the affluent area in which it serves. The park hosts football, tennis, bowls and a boxing club.

This is a fantastic opportunity to take an existing business and turn it into a great focal point serving the local community.

A rare opportunity!!! Book your viewing by calling 01708 563997.

1st Class Property Services Ltd take every possible step to provide accurate descriptions of properties in all the information provided however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. All Purchasers are advised to obtain verification from their Solicitor or Surveyor.



Details:

Ice-Cream Parlour/Tea Rooms:

Dining area: 29'3" x 22'0". Ambient décor. Auto lighting. Serving area and work counters. Tables & chairs, chillers, ice-cream machine, freezers, panini grill, coffee machine, microwave, crockery and cutlery.

Kitchen: 11'2" x 9'4". Fully equipped. Serving hatch for Ice-creams, sink, freezers, etc.

Disabled toilet / Baby changing room. 8'11" x 6'0". Auto lighting. W.C., hand basin, baby changing unit.

Price includes all the equipment etc. Any existing stock will be negotiable and valued prior to completion.

General Information: This is a great opportunity for new owners to increase on the business and look at new opportunities to make this the favourite place in this affluent community.

The current owner is selling due to retirement and has been a Park Café owner for many years. These types of business don't come on the market very often and is a great opportunity.

There is much room to expand the business, although it does already have its existing regulars.

A popular location in the very affluent area of Clayhall, this is a perfect business opportunity. Work it yourself, or let it, there is much potential here.

Lease: 6 Year Renewable.

Rent: £2000 p.a. increasing at year 2 by £500, year 3 by £500 to total £3000pa. (rent review at year 5).

Open 7 days a week (weather permitting).

Lots of potential for events.

This is a an excellent business opportunity in a beautiful location.

VIEWING STRICTLY BY APPOINTMENT ONLY CALL 01708 563997 OR 07532 164364 TO BOOK.



TENURE: Leasehold

6 Year Renewable Lease available £2000 p.a. increases at year 2 and year 3 by £500 to a total £3000 p.a.

Rent review at year 5



Viewing strictly by appointment

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**1st Class
Property** 

01708 563997

07532 164364

sales@.1stclassproperty.co.uk
www.1stclassproperty.co.uk

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