

# **FORSALE**

## **CAFE/COFFEE SHOP BUSINESS**

**620 SQ FT SQ FT (58 SQ M)**

**Kurt  
Wyman**  
Surveyors & Property Agents



**Four Seasons Cafe, Bathurst Park, Whitecross, Lydney, GL15 5DQ**  
**Business Opportunity | Fully Equipped Kitchen | Excellent Location**



## LOCATION

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Situated within the Historic Bathurst Park the 'Four Seasons Cafe' boasts an unrivalled location for all year custom from local sports clubs, dog walkers, visitors to the park and local residents and community groups.

Bathurst Park is located on the edge of the popular market town of Lydney, a thriving and rapidly growing area of the Royal Forest of Dean.

The cafe is well located off the A48 Arterial road between Chepstow (8 miles) & Gloucester (20 miles)

## DESCRIPTION

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Detached Cafe Building, successfully trading as 'Four Seasons Cafe'. The business is for sale with fixtures and fittings included, the purchaser will also take on an obligation of a separate lease for the building.

- Adjacent to Children's play park, sports pitches, bowling club, sensory gardens and bandstand.
- Internal and External seating with 100 covers.
- Refurbished throughout by current business owner
- Male and Female WCs and Disabled WC with modern hoist system
- Accounts available, employs circa 4 members of staff
- Separate Storeroom with range of refrigeration units to meet a variety of food offerings.



## **SERVICES**

Mains electricity and water are connected to the property.

NOTE : None of the services have been tested by Kurt Wyman Surveyors.

EPC - C-55

## **RATING**

We understand the building benefits from business rates exemption.

## **SERVICE CHARGE**

A charge of £600.00 per annum is levied to cover the upkeep and maintenance of the common parts of the building. This includes external repair, cleaning of WCs, water supply and building insurance.

## **QUOTING TERMS**

The business is being sold as a going concern operating under the remainder of a 12 Year Lease term for the building commencing June 2022.

Consideration will be given to a new Internal and Repairing Lease for a negotiable term of years.

## **QUOTING PRICE**

£55,000 for the business, including fixtures and fittings.

£5,774 per annum for the Building Lease

## **LEGAL COSTS**

Each party will be responsible for their own legal fees involved in the transaction.

## **VAT**

To be confirmed



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**ALL VIEWINGS BY PRIOR  
APPOINTMENT WITH KURT  
WYMAN SURVEYORS**

**Tel: 01452 380064**

**Email: [info@kurtwymansurveyors.co.uk](mailto:info@kurtwymansurveyors.co.uk)**

**Website [www.kurtwymansurveyors.co.uk](http://www.kurtwymansurveyors.co.uk)**

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