

BUSINESS FOR SALE

CAFE



BUSINESS TRANSFER

goadsby

ANNIE'S CAFE

14 PORTSMOUTH ROAD, WOOLSTON, SOUTHAMPTON, HAMPSHIRE SO19 9AA

SUMMARY >

- 2ND GENERATION FAMILY BUSINESS RUNNING FOR MORE THAN 40 YEARS
- REPUTABLE CAFE IN THE LOCAL AREA WITH A TRIP ADVISOR RATING OF 4.3/5
- STRONG EXISTING CUSTOMER BASE WITH LOYAL FOLLOWING
- COMMERCIAL EQUIPMENT INCLUDED IN THE SALE



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D-83
EPC Rating

Location

The subject business is located on Portsmouth Road in Woolston on the east side of Southampton nearby the Itchen Bridge. Southampton City Centre is approximately 2 miles away.

Portsmouth Road forms part of Woolston's shopping area along with Victoria Road. The business is set amongst a mixture of long-standing local businesses as well as national operators located nearby, to include:



Ladbroke's



Accommodation

The café occupies a ground floor pitch with seating accommodation for approximately 48 covers internally plus an additional two optional covers outside.

There is fully equipped open kitchen which forms part of the cafe and adds to the theatre of the experience allowing for rapport to be built between staff and customers.

The restaurant also benefits from WC facilities to the rear of the property as well as a courtyard garden which can serve as an ideal break out area.

Description

This is a 2nd generation family run traditional café that specialises in English Cuisine offering breakfast and lunch options. Annie's Café has been successfully trading for 38 years which is testament to its strong local reputation in the area as a staple of the community. This is a rare and unique opportunity to become the new custodian of a thriving café in the heart of Woolston.

This opportunity could potentially suit owner occupiers and investors alike.

Rateable Value

£5,000 at the Uniform Business Rate of 49.9p in the £ for 2025/26. For the year 2025/26 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Information taken from the Valuation Office Agency website.

Trading & Business

The business operates 7 days a week between 7am -3pm, Monday - Saturday and 9am – 2pm on a Sunday.

This business comes with a workforce of experienced staff that have collectively worked for the business for numerous years, with the transfer of staff adhering to TUPE.

Full trading accounts can be made available to seriously interested parties.

Tenure

FREEHOLD.

The residential flat in the upper part of this property has been sold off on a long leasehold.

Price

£235,000 Freehold excluding VAT to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.

The owners have requested that no direct approach should be made to themselves or the staff of this business for reasons of confidentiality and all requests for information MUST be made via Goadsby.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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