

HADLEIGH

BUSINESS FOR SALE



Maison Noir
285-287 London Road
Hadleigh
Essex
SS7 2BN

TEA ROOM/LEISURE
1,288 SQ.FT. (120 SQ.M.)



Business For Sale



Ground Floor Tea Room & First Floor
2-Bedroom Flat



Outdoor Seating Space To The Rear



New 3-Year Lease



Offers In The Region Of £145,000



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The property is situated on London Road in Hadleigh, Essex, it is a busy main road that connects to the A13, giving easy access to Southend-on-Sea, London, and nearby towns like Leigh-on-Sea and Benfleet. It links well with other major roads like the A127. The nearest train station is Leigh-on-Sea, just 1.1 miles away. Benfleet and Chalkwell stations are also close by, offering regular services to London and other areas.

This area has a high level of footfall, especially around the shops. Popular stores like Lidl, Costa, Boots, and McDonald's are nearby, making it a busy spot for both shoppers and local residents.

The property comprises a ground floor tea room with an adjoining garage and garden space for outdoor seating, along with a two bedroom first floor flat—all included in the sale of the business.

Maison Noir is a family run business since 2007 with it being run by 2 of the owners full time and 5 part time staff members, and they have built up a reputation within the local community as a friendly and inviting tea room which serves cakes, fresh sandwiches and Artisan freshly ground coffee.

They specialise in Afternoon Tea but they also offer a menu of breakfasts, sandwiches, toasties and paninis, alongside jacket potatoes and soups.

The business is open 6 days a week - Monday to Saturday - 9.30am until 4pm.

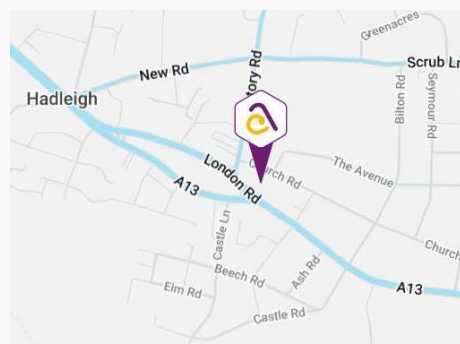
ACCOMMODATION:

Ground Floor Tea Room	824 SQ.FT. (76.6 SQ.M.)
First Floor	464 SQ.FT. (43.13 SQ.M.)
TOTAL	1,288 SQ.FT. (120 SQ.M.)

TERMS:

The premise will be available on a new 3-year lease at a passing rent of £19,000 per annum with 5 yearly rent reviews.

Turnover for the business is approximately £170,000 per annum.



BUSINESS RATES:

April 2023-Present

Rateable Value	UBR	Rateable Payable
£14,000	49.9	£6,986

Interested parties are advised to confirm the rating liability with Castle Point Borough Council on 01268 882200.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

EPC:

Awaiting EPC.

PRICE:

Our client is looking for offers in the region of £145,000 for the goodwill, fixtures and fittings of the premise.

VAT:

Plus VAT If Applicable.

VIEWING:

Strictly by prior appointment via the vendors appointed agents Ayers & Cruiks.

Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

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All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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