

BUSINESS FOR SALE

ESTABLISHED LICENCED LEASEHOLD BUSINESS



**PRICE:
£55,000 PLUS
STOCK AT VALUATION
(EXCLUSIVE)**

**ESTABLISHED LEASEHOLD BUSINESS IN SOUGHT AFTER TOWN
CLEOS, HIGH STREET, IRONBRIDGE, SHROPSHIRE, TF8 7AD**

- Established business with A3 use and entertainments licence and commercial kitchen
- Prominently located in sought after town of Ironbridge
- Established local trade and tourist trade
- Well presented property with the benefit of outside seating area
- Inspection strongly recommended

LOCATION

The business trades from a prominently located property in the centre of the sought after and historic town of Ironbridge. The business is situated fronting onto High Street and benefiting from proximity to the historic Ironbridge and River Severn. The town of Ironbridge is a popular tourist centre and the town offers all local amenities.

The town had a population of 2,582 at the 2011 census. The Ironbridge Gorge Museums Trust owns and operates 10 museums throughout the Ironbridge Gorge World Heritage Site. The town is located approximately 5 miles south of the town of Telford, 14 miles south east of the County Town of Shrewsbury and approximately 9 miles north of the town of Bridgnorth.

DESCRIPTION

The business trades from a fully fitted out ground floor bar/restaurant area that is arranged as seating with toilets, commercial kitchen and above ground floor cellar area. There is a first floor private seating area with a bar. The property has the benefit of an outside seating area for 40 people. The property benefits from a generously sized glazed frontage and an internal inspection of the business is recommended to appreciate the quality of the property from which the business trades.





BUSINESS

The business has been traded by the existing proprietors for over 4 years and is only reluctantly offered for sale due to retirement. The business is run by the proprietors with 2 full time staff and a variety of part time staff. The business trades as a cafe with a food offering from the fully fitted commercial kitchen.

The business benefits from an established local trade supplemented by the tourist trade generated.

The business trades currently on the following opening hours offering significant further potential:

Thursday	Evening
Friday	All day
Saturday	All day
Sunday	12am to 6pm

The business has significant potential for future growth and had a turnover for the financial year of September 2021 to August 2022 was £182,831. Further details including audited accounts are available from the selling agents after the undertaking of a viewing of the business.

The business benefits from an entertainments licence.

[Cleo's of Ironbridge](#)

[VIEW WEBSITE](#)
<https://www.facebook.com/people/Cleos-of-Ironbridge/100064109316194/>

ACCOMMODATION

All measurements are approximate and in accordance with the RICS Code of Measuring Practice:

	SQ FT	MSQ
GROUND FLOOR		
Bar Area	1,255	116.58
with open plan bar and ladies toilet		
Toilets		
Commercial Kitchen	228	21.18
Cellar Area	102	9.48
FIRST FLOOR		
Private Function Room	326	30.28
with seating for approximately 25 covers		
OUTSIDE		
Seating Area for approximately 40 covers		

PLANNING

Prospective tenants to make their own enquiries.

The business is understood to benefit from planning consent falling within Use Class A3.

EPC

Energy rating: C

Valid until 22 April 2029

Certificate number: 0170-0831-7269-8794-7002





RATEABLE VALUE

We have made verbal enquiries to the local authority and have been advised as follows:

Rateable Value (2023/24) £22,750

Rates Payable (2023/24) £11,352

The following link provides the current rates information:

[Business Rates Information](#)

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/10875367000>

However, interested parties should make their own enquiries to the local authority.

SERVICES

(Not tested at the time of inspection)

All mains services are understood to be connected to the property.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in respect of the sale of the business and the assignment of the lease. The purchaser is to be responsible for the landlords legal costs incurred in respect of the assignment of the lease.

TENURE

The business is offered for sale leasehold subject to a lease dated 17th of April 2019 between Jemm Property Services Limited and Scooters At The Railway LLP. The lease is for a term of 5 years from 17th of April 2019 at a rent of £30,000 per annum. A copy of the lease is available from the selling agents upon request. The landlords have indicated a willingness to grant a new long term lease subject to the agreement of terms.

FIXTURES AND FITTINGS

An inventory of fixtures and fittings that are included in the sale of the business is available from the selling agent upon request.

VAT

The rent is understood not to be liable for VAT.

PRICE

£55,000 plus SAV (for the leasehold interest and the business).

LOCAL AUTHORITY

Telford and Wrekin
Southwater One
Southwater Square
Southwater Way
Telford
TF3 4JG

Telephone: 01952 380000





VIEWING

Strictly by prior arrangement with the selling agents.
For more information or to arrange a viewing, please contact:

James Evans
07792 222 028
E: james.evans@halls gb.com

Harriet Shakeshaft
07538 912 096
E: harriets@halls gb.com

Commercial Department
01743 450 700
E: commercialmarketing@halls gb.com



IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, give notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of

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