



## **ABERCORN BUSINESS SALES**

**SUCCESSFULLY SELLING YOUR BUSINESS**



**Exceptionally well presented and fully equipped coffee shop  
occupying a prime Cotswold location.**

Cirencester, the Cotswolds, Gloucestershire.

**Asking Price: £175,000**

Reference: CFR-001 | Confidential Memorandum

**Turnover:** Circa £360,000 per annum

## Key Selling Points

- Food Hygiene Rating 5 Star
- Superb Reputation
- Dog Friendly
- Popular location
- WIFI & Power Outlets
- Celebrity HubSpot
- Excellent online reviews
- Fully Equipped Kitchen

## Business Profile

Exceptionally well presented and equipped coffee shop occupying a prime trading position and trading on a daily basis. An impressive and well-established town center coffee shop, profitable and successful with no early mornings or late nights, the business is sold fully equipped and 5-star hygiene rated.

With 55 covers spanning 1700 square feet, this coffee shop provides a great experience and the best coffee in Cirencester. This is a unique opportunity to acquire a branded franchised Coffee shop in a Cirencester town centre location. The Asking Price of £175,000 includes regular customers generating a turnover of £360,000 per annum

### **The Full Menu.**

This superb coffee shop serves a full menu including Breakfast, Full English Breakfast, Vegetarian Full English Breakfast, Berry Breakfast Granola, Sourdough Sandwich, Topped Sourdough, Buttermilk Pancakes, Yoghurt and granola pots, fruit smoothie, Snacks, Sandwiches & wraps, Salad Bowls, Hot Mains, Sushi and more.

### **The Coffee.**

We offer specialty quality coffee same price as our high street. The drinks menu offers variety of coffees such as Capuchino, Latte, Americano, Flat White, Espresso, Piccolo, Mocha, Con Panna and much more.

Oat, Coconut, Tiger Nut, Almond and Soya milk alternatives are all available at no extra charge so everyone can enjoy our tasty coffee.

### **Location:**

Our coffee shop is based in the beautiful Roman market town of Cirencester, in the Cotswolds, sits along the same roads used by the Romans during their reign. Cirencester is known to have been a very important early area for the Romans, due to its close proximity to the river Churn, a tributary of the river Thames.

The Sunday Times has recently voted Cirencester the best place to live in the south west this year, thanks to its bustling shopping scene, good schools, cultural offerings and convenient transport links, among other attributes.

### **Premises Details:**

Lease and Rent is to be renegotiated with the landlord.

**Employees:** 4 Full time and 2 Part Time (If the owner works himself then it would be one less full time/part time employee.

**Opening Hours:**

Monday: 7.30am - 6.00pm

Tuesday: 7.30am - 6.30pm

Wednesday: 7.30am - 6.00pm

Thursday: 7.30am - 6.00pm

Friday: 7.30am - 6.00pm

Saturday: 7.00am - 6.30pm

Sunday: 8.00am - 5.00pm

**Reputation:** This is a coffee shop with a superb reputation, great branding, with regular, and loyal town centre customers.

**Customers:** The coffee shop well known with many regular customers and benefits from trade from Cirencester visitors and tourists.

**Financials:** Turnover £360,000 per annum, further and better accounts information available.

**Advertising and Marketing:** The business uses its website to provide information to customers.

**Growth and potential:** This business has a huge potential of increasing the growth, first of all if alcohol beverages are added to the business, then it will greatly increase the sale and profit, secondly the delivery option can be introduced which can also increase the sales. There is a back yard upstairs which just need to be renovated a little and once it is done then it will be a good place for the customers to sit and enjoy the sunshine which will also increase the sales and profit. Also with alcohol if the new owner arranges some musical night on Friday/Saturday night then it would also be a huge addition to the business sales and profit.

**Support and Training:** All necessary skills will be passed over during the handover period, and the business processes are streamlined for easy operation. The business is ready to be moved to the new owner straight away

**Reason for sale:** Personal

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## Next Steps & Contact

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