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 **Whybrow**

Business FOR SALE as a Going Concern



The Cabin Dairy, 17 High Street, Burnham-On-Crouch CM0 8AG

Premium offers in the region of £85,000

1,312 Sq. Ft (121.9Sq. M)

- Grade II Listing
- 60 covers
- Outside Parking and Seating
- Fitted Kitchen and Equipment
- A 20 year Lease at a Passing Rent of £15,400 Per Annum Exclusive

Location

Burnham, a haven for sailing and a popular coastal resort is situated approximately 13 miles south of Maldon via the B1021 and 23 miles east of Chelmsford.

Situated close to the attractive quayside with its listed buildings, boat-building yards and sailing clubs, overlooking the quay, the property provides a prominent and popular riverside café with takeaway kiosk and accommodation with parking and external seating. The business was established in the 1990's and has been operated by our client under the same ownership since 2022.



Description

The Cabin Dairy has been a well established cafe since the 1990's. It is a characteristic listed building situated centrally in the quaint town of Burnham on Crouch. It is a popular spot for regular local clientele all year round and is a tourist spot, popular with walkers cyclists and bikers.

The cafe caters for 30 internal seating and 30 external seating and also offers a takeaway menu. There is an ice cream and drinks kiosk to the side of the building.

The business generates good trade throughout the whole year. Tuesday is market day as well as local events being held through winter months, including a carnival, fireworks and Christmas market. There is residential accommodation above which is currently being used as storage, this space could be used for a business purpose.

The property has an excellent reputation for quality served food and the local made Burnham banger/sausages which are on the menu.

Rent

A 20 year lease from 02/08/2022 at a passing rent of £15,400 per annum exclusive of rates, VAT and all other outgoings.

There is a separate lease/licence for the external seating area at a cost of £50 per week.

Premium

Premium offers in the region of £85,000 are sought for our client's valuable leasehold interest, fixtures and fittings and business goodwill. Stock at valuation.

The sale of the business includes all fixtures and fittings including all catering appliances, crockery and cutlery etc.

Business accounts can be provided to genuine buyers.

Rateable Value

We are advised by Maldon District Council that the property appears in the Valuation List with a Rateable Value of £7,600.

Legal Fees

Each party is to bear their own legal costs incurred during the course of any transaction.

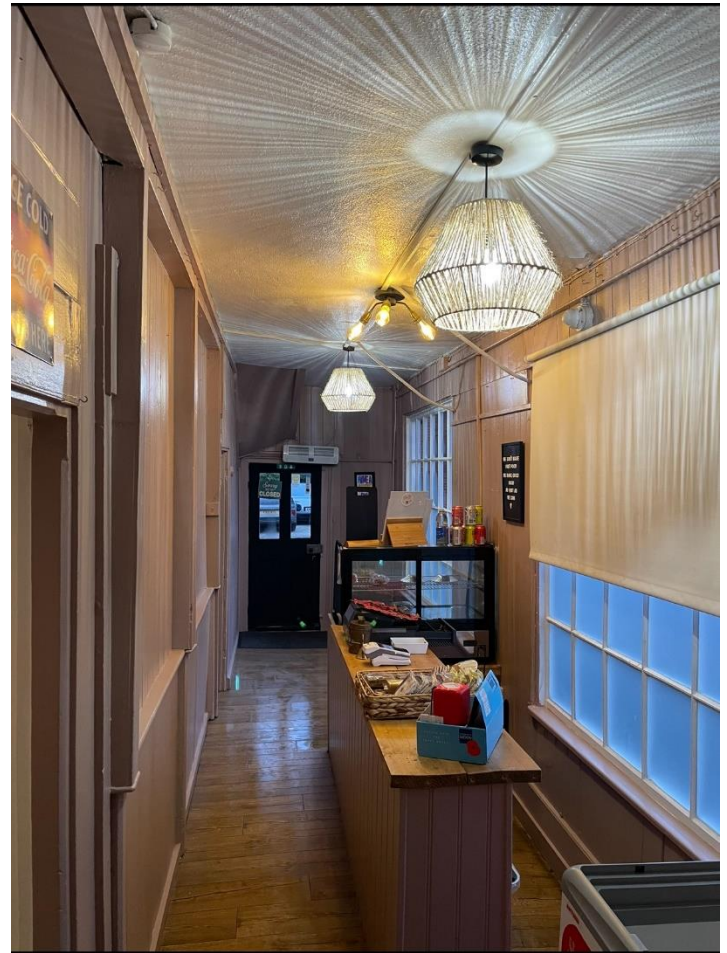
Energy Performance Certificate

The property is exempt from an EPC as it is a grade II listed building.

Accommodation

The property has the following net internal floor areas:

Entrance Hall	130sq.ft
Tea Room 1	390sq.ft
Retail Area	60sq.ft
Kitchen	80sq.ft
Serving/Retail Lobby	132sq.ft
First Floor	<u>520sq.ft</u>
Nett Internal Area	1,312sq. ft (121.9 sq. m)



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