

# Swoffers Commercial

Chartered Surveyors Valuers Property Consultants

Estate House, Ann's Place, St Peter Port, Guernsey, GY1 2NU

Telephone 01481 722151 Fax 01481 715303

Email: [jharris@swofferscommercial.co.uk](mailto:jharris@swofferscommercial.co.uk) Website: [www.swofferscommercial.co.uk](http://www.swofferscommercial.co.uk)

## BUSINESS FOR SALE

### “THE LOFT CAFE”

High Street, St Peter Port, Guernsey, Channel Islands



**This is a good opportunity to purchase the lease of this popular and well known restaurant in the heart of St Peter Port's High Street**

**Price: £49,000**

**(Including Fixtures and Fittings and Delivery Van)**

## Location

This popular establishment is located in a prime position on the High Street, above the exclusive All In Black boutique. The property enjoys superb views of the harbour and has established itself as a popular and well-known eatery in the heart of town.

## Description

From the High Street, the restaurant is accessed via the main staircase through the All In Black boutique. A second entrance from the quayside can be used all day long but also allows people to access the restaurant out of hours when the shop is shut.

With seating for 30 customers, the restaurant is currently open from 8.30am to 5.30pm six days per week as well as being available by arrangement on Friday and Saturday evenings for private functions. WC facilities are shared with the retail unit.

## Business Details

**Opening hours:** 8.30am to 5.30pm, Monday to Saturday.  
Friday and Saturday evenings by prior arrangement for private functions.

**Staff** The business currently employs three full-time staff in addition to the owner/manager.

**Financial information** The business generates an attractive net profit after payment of rent, wages etc. Financial information can be made available by application. The business runs a successful outside catering arm and the sale of the business includes a refrigerated delivery van for this purpose.

## Tenure

The property is held by way of a full repairing and insuring lease to 30 April 2017. However, the Landlord may be willing to consider a lease extension for a new tenant, should this be desired, and subject to agreeing terms.

## Rent

The passing rental is £20,000 per annum and is subject to three-yearly upward only market value rent reviews with the next review being due on 1<sup>st</sup> May 2010.



*Spectacular view over the harbour and neighbouring islands*

## **Price**

The business, including stock and the afore-mentioned refrigerated van is being offered at £49,000.

## **Availability**

To be determined with the current owner who would also be willing to work with any prospective new owner for a handover period.

## **Legal Costs**

Each party to bear their own legal costs.

## Viewing

Strictly by appointment with the vendor's Agent:

Swoffers Commercial  
Estate House  
Ann's Place  
St Peter Port  
Guernsey GY1 2NU

Contact: Jonathan Harris or Jo Stoddart  
Telephone: (01481) 722151 (01481) 722151  
Email: [jharris@swofferscommercial.co.uk](mailto:jharris@swofferscommercial.co.uk) [jstoddart@swofferscommercial.co.uk](mailto:jstoddart@swofferscommercial.co.uk)



***To arrange a viewing, please phone 722151***

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