



**THE STREAT CAFÉ, 94 TRINITY STREET,
GAINSBOROUGH, LINCOLNSHIRE, DN21 1HS**

**PRICE: £127,500
INCLUDING FREEHOLD PROPERTY, BUSINESS, FIXTURES AND FITTINGS**



The premises are situated on Trinity Street a busy thoroughfare to Tesco Supermarket, prestigious Marshall's Yard and the Market Place in the expanding market town of Gainsborough. There are plans for a further 2,500 new homes off Foxby Lane to the south of the town which boasts the medieval Old Hall, the Queen Elizabeth High School, Gainsborough Academy and the 36 hole Ping Gainsborough Golf Course.

124 TRINITY STREET, GAINSBOROUGH, LINCOLNSHIRE, DN21 1JD

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DESCRIPTION:

An end of terrace property that has been renovated to an extremely high standard and has the benefit of uPVC double glazing and gas fired central heating. On the ground floor is a well established café and outside catering business. At the rear is a workshop and vehicle parking. The accommodation comprises:-

GROUND FLOOR:**DOUBLE FRONTED CAFÉ WITH RECESSED ENTRANCE:**

4.23m x 3.32m (13'10 x 10'10) overall

Café furniture and provision for 18 covers. Step up to:

SERVERY AREA:

3.95m x 3.83m (12'11 x 12'6)

Stainless steel wash hand basin, range of fitted cupboards, re Fridgerated display counter, Inomak stainless steel 4 section fridge with preparation top, Linda Lewis meat slicer, toaster, electronic till, Stokes coffee machine, ice cream freezer, Sharp dishwasher, stainless steel preparation table.

KITCHEN:

4.98m x 3.10m (16'4 x 10'2)

Range of built in drawer and cupboard units under rolled edged work surfaces, inset stainless steel sink unit and stainless steel bowl. Microwave oven, Bosch electric oven with four ring hob unit and stainless steel extractor canopy over, 2 x stainless steel 4 section bain maries, dual deep fat dryer. Stainless steel preparation table, Contact grill. Ceramic tiled floor, wall mounted Worcester Bosch 98CDI gas fired boiler for central heating and domestic hot water, radiator.

SEPARATE SIDE ENTRANCE TO LIVING ACCOMMDOATION COMPRISING:**ENTRANCE LOBBY:****ENTRANCE HALL:**

Shelved recess, radiator.

STAIRCASE TO FIRST FLOOR GALLERIED LANDING:**LOUNGE/DINING ROOM:**

4.14m x 5.82m (13'6 x 19'1)

Plus uPVC double glazed bay window and matching window, wall light points, Victorian style fireplace with carved pine surround, living coal fitted gas fire, radiator.

BEDROOM:

3.97m x 4.01m (13'0 x 13'1)

uPVC double glazed window, radiator.

OFFICE:

3.44m x 2.73m (11'3 x 8'11)

uPVC double glazed window, built in cupboards, radiator.

REAR LANDING:**BATHROOM/SHOWER ROOM:**

3.17m x 1.76m (10'4 x 5'9)

Part tiled walls, shower cubicle with power shower, pedestal wash basin, low flush w.c., panelled bath. Ladder type towel rail/radiator, uPVC double glazed window.

REAR LANDING:**BEDROOM:**

1.96m x 3.57m (6'5 x 11'8)

uPVC double glazed window, radiator.

BEDROOM:

3.11m x 2.68m (10'2 x 8'9)

uPVC double glazed window, radiator. Access to roof space.

OUTSIDE:

Doors from the Kitchen and Servery Area to rear yard. Side passage to front elevation. Outside w.c. Fridge Room: 2.97m x 2.21m (9'8 x 7'3). Store/Workshop: 3.13m x 3.93m (10'3 x 12'10) plus recess, radiator. Vehicle parking area with access from Tooley Street and Wall Street.

SERVICES:

All mains services are available. Central heating is provided by a gas fired boiler to panelled radiators. Burglar alarm and fire alarms are installed.

Services have not been checked or tested.

PLANNING:

The premises are currently A1 café type usage. The premises have had a retail planning consent in the past.

BUSINESS:

The business comprises a well presented and profitable café business with outside catering potential which has been established for 8 years. Audited accounts are available for to bona fide purchasers. The turnover is in the region of £55,000 per annum. The business is classed as 5 star for hygiene.

OPENING HOURS:

The premises are open 7am to 2pm each day including Sunday lunch.

RATES:

From the Valuation Office Agency website we are informed that the Rateable Value of the property is currently £2,475.

PRICE:

£127,500 for the freehold property, business, fixtures and fittings.

TENURE:

The tenure of the property is Freehold.

POSSESSION:

Vacant possession will be given on completion.

SERVICES:

All mains services are believed to be available.

NB: Service, Apparatus and Equipment have not been tested by Drewery & Wheeldon and therefore cannot be verified as being in working order. The buyer is advised to obtain verification from their Solicitor/Surveyor.

VIEWING:

Strictly by telephone appointment with Drewery & Wheeldon Property Consultancy 01427 616118.

Property Misdescription Act 1991:

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Information relating to the Rating and Town & Country Planning matters has been obtained by verbal enquiry only. Prospective purchasers are advised to make their own enquiries of the appropriate Authority. All measurements, areas and distances are approximate only. Potential purchasers are advised to check them.

