



REF: 825

The Square Bakehouse + Coffee Shop

5 Greenhill Parade, Alveston, Bristol, BS35 3LU

Leasehold
£95,000



£95,000 leasehold, to include the goodwill and trade fixtures and fittings. Brand new lease at £18,000 per annum.



FEATURES

- Stylish village coffee shop, professionally refitted less than two years ago
- Turnover of £230,785 per annum net of VAT
- Five-day trading and closed two weeks at Christmas: lots of scope to grow
- Seating around 30 inside plus outside seating to the front
- Fully equipped commercial kitchen and modern café servery
- Air conditioning, CCTV and intruder alarm; compliance up to date
- Brand new lease at £18,000 per annum
- Qualifying occupiers should be eligible for 100% small business rates relief
- Parking space to the side

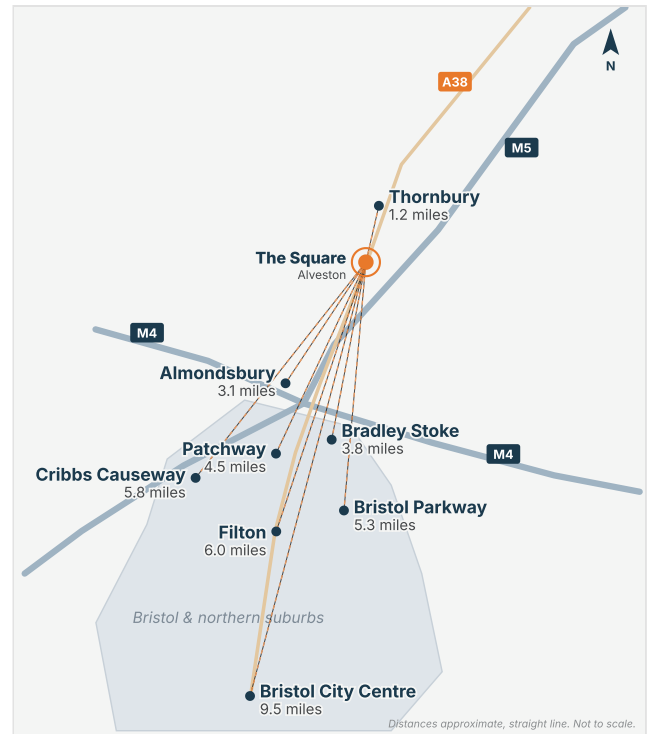
LOCATION

The Square occupies a prominent position on Greenhill Parade, the small neighbourhood shopping parade at the heart of Alveston, a well-established and affluent South Gloucestershire village. The parade is surrounded by residential housing and local services, providing a loyal catchment of regular, repeat customers.

Alveston parish, which includes Rudgeway and Earthcott, has a population of around 3,000, and the market town of Thornbury, just over a mile to the north, adds a further 14,500 or so residents (2021 Census). That gives a local catchment of around 17,500 people within two miles. The village is also home to Marlwood School, a secondary school bringing parents and visitors into the area daily.

Around 4 to 6 miles to the south are the northern Bristol suburbs of Bradley Stoke (around 25,000), Patchway (around 16,500) and Filton (around 11,000), with Bristol city centre around 10 miles away. South Gloucestershire as a whole has a population of around 290,000.

Alveston sits on the A38, with the M4/M5 Almondsbury Interchange approximately 3 miles away and Bristol Parkway station and the Cribbs Causeway shopping centre each around 5 to 6 miles to the south.



THE BUSINESS PREMISES

Customer Seating Area (7.9m x 4.45m)

Refurbished less than two years ago. An impressive, fresh and modern space seating around 30, with wood-effect flooring, a mix of fixed banquette and loose seating, subtle lighting, air conditioning and an impressive double-fronted fascia with full-height glazing.

Café Servery (3.7m x 4.7m)

With modern servery station, glazed display cabinet and an impressive range of equipment including a Rocket Doppia professional coffee machine, back bar refrigerators and wash hand basin.

Vestibule

Leading to the WC.

WC

Newly fitted, with disabled grab bars and baby changing unit.

Commercial Kitchen (5.2m x 3.9m)

A professionally fitted commercial kitchen with non-slip floor, plastic clad walls and ceilings and an extensive range of equipment including double door Polar refrigerator, stainless steel upright refrigerator, single door Polar freezer, adjustable wire storage racking, numerous stainless steel workstations, turbo fan combination oven, two commercial microwaves, Buffalo panini machine, bain-marie, commercial dishwasher and double bowl stainless steel sink unit with rinsing arm, and much more.

General

The property is extremely well presented, with CCTV, air conditioning, intruder alarm, and all other compliance matters up to date.

OUTSIDE

Outside Seating

Bistro tables and chairs for around 10 customers on the forecourt to the front, sheltered by the parade canopy.

Parking

One parking space to the side of the property.

THE BUSINESS

The Square Bakehouse + Coffee Shop was opened by the owners in July 2024 and has quickly become a much-loved part of the Alveston community, known for good coffee, fresh home-baked cakes and freshly prepared breakfast, brunch and lunch. Turnover for the last financial year was £230,785 net of VAT.

The business currently trades just five days a week (Monday, Tuesday, Thursday and Friday 8.30am to 3pm, Saturday 8.30am to 2pm), closing on Wednesdays and Sundays, and closes for two weeks over Christmas to suit the owners. There is a lot of scope for an incoming operator to grow the business by opening seven days a week and over Christmas, extending hours, or building on the evening supper clubs already hosted here.

Further detailed accounting information can be provided to interested parties on signing of an NDA.

TENURE

The business is offered leasehold with a brand new lease, at a rent of £18,000 per annum. The length of the lease and other terms are to be agreed.

Price: £95,000 leasehold, to include the goodwill and trade fixtures and fittings.

Energy Performance Certificate: C (65), valid until November 2033.

RATEABLE VALUE

Rateable Value: £10,000. Qualifying occupiers should be eligible for 100% Small Business Rates Relief.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the agent. Please do not approach staff directly.

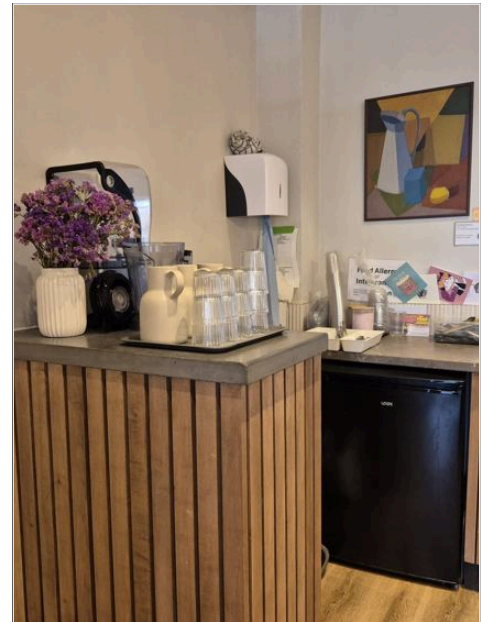
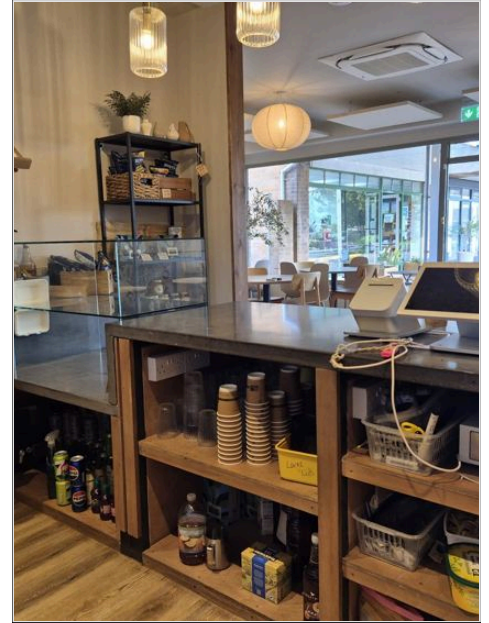
Please Call or Whatsapp:

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Please Email: bruce@sprosen.com

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