



Cafe Moccha 5 New Conduit Street, King's Lynn
Guide Price £55,000



CAFE MOCCHA 5 NEW CONDUIT STREET, KING'S LYNN, NORFOLK, PE30 1DL

BUSINESS FOR SALE inc fixtures, fittings and goodwill. Leasehold equipped licenced restaurant situated in a town centre location

DESCRIPTION

Cafe Moccha comprises an equipped licenced restaurant situated in a town centre location. Cafe Moccha has seating for 24 covers (+ external seating area to the front of the premises). The well equipped premises have stainless steel dishwasher, Stainless steel sink unit, stainless steel table, two 1.5m stainless steel preparation benches, stainless steel shelve, Buffalo Panini maker, electric crepe maker, KUK double pizza oven, pizza preparation unit with granite top, 3 Polar refrigerated units under, over counter refrigerator unit with 6 compartments and glass shelve over, stainless steel freezer, Samsung 1850watt commercial microwave, stainless steel extractor unit, induction heater with ceramic hob, twin and single stainless steel chipper, tables, chairs, serving counter, display fridge, beverage mixers and tea/coffee maker. On the first floor is a seating area and store room. The owners of Cafe Moccha rents the property on a lease with approximately 10 years remaining (paying 14,000 pa).

The property has a restaurant and wine licence. The sale includes fixtures, fittings and good will.

SITUATION

New Conduit Street is in the centre of Kings Lynn. It has the dual advantages of being within walking distance of the High Street and the river front which has undergone extensive improvements within the last few years. King's Lynn has an historical port on the River Great Ouse and internationally renowned medieval centre; the walk from Nelson Street to St Nicholas' Chapel has been described as one of the finest in Europe. Many television and film crews have used this part of King's Lynn for a backdrop to such television productions as Martin Chuzzlewit, etc.



RESTAURANT

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8.37m x 3.86m (27' 6" x 12' 8") Slate style flooring, part panelled walls, TV point, windows on to New Conduit Street, cupboard housing the electric trip switches, staircase to first floor seating area, ceiling lights, 6 tables and 24 dining chairs. Serving counter with Polar display fridge, beverage dispenser, granite effect worktop, stainless steel coffee/tea maker (leased), storage shelf over.

KITCHEN/PREPARATION ROOM

3.55m x 3.30m (11' 8" x 10' 10") narrowing to 2.85m (9' 4") Stainless steel sink unit with chrome mixer tap and stainless steel shelve under adjoining stainless steel table, stainless steel dishwasher, two 1.5m stainless steel preparation benches, stainless steel shelve, Buffalo Panini maker, electric crepe maker, KUK double pizza oven, pizza preparation unit with granite top, 3 Polar refrigerated units under, over counter refrigerator unit with 6 compartments and glass shelve over, further stainless steel shelves, stainless steel freezer, Samsung 1850watt commercial microwave, stainless steel extractor unit, door to outside, twin and single stainless steel chipper, induction heater with ceramic hob.

FIRST FLOOR SEATING AREA

3 tables, 12 chairs, 3 sash windows to front and storage area.

DIRECTIONS

On foot from the Agents offices turn left onto Blackfriars Street continue on to New Conduit Street and the property will be seen a short way down on your right hand side.

OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Tel: 01553 616200.
Rateable value - £11,000.

EPC Rating- D.

TENURE

This property is for sale Leasehold.



Bacon Roll
Sausage Bap
TEA \$1.50
CAPPUCCINO 2.00
LATTE
PILSENER BEER
Kendall's

VIEWING

Strictly by appointment with the agent.





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