

# LANSLEY

Business Sales and Commercial Agents Since 1890

## Cafe (A1) To Let / For Sale

£9,000 per annum Assignment of current 15 year lease with around 5 years remaining

£35,000 The business is offered for sale at £35,000 due to the owner's retirement.  
187 to 927 sq ft

**19 Broad St, Alresford, SO24  
9AR**



Charming courtyard café in Alresford with indoor & outdoor seating. Low rent (£9,000 pa) and strong potential to increase trade.

- Charming courtyard café in attractive Hampshire market
- Established business trading for approximately 9 years
- Indoor (35 covers) and outdoor seating (approx. 20 covers)
- Very low rent – £9,000 per annum
- Fully equipped – ready to trade immediately
- Genuine scope to increase turnover by extending hours



**Description**

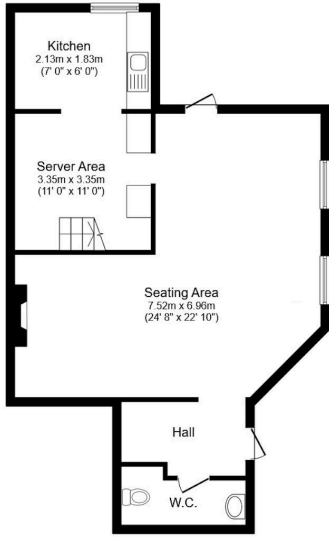
The business has been successfully owner-operated for approximately nine years and enjoys a loyal local customer base together with passing trade from visitors to the town. The café offers a popular menu of freshly prepared breakfasts, sandwiches, light lunches and hot meals, alongside a wide selection of home-baked cakes, pastries and sweet treats, together with barista coffee, teas and cold drinks.

The premises provide approximately 35 internal covers arranged over the ground and first floor seating areas, together with around 20 external courtyard seats, which are particularly popular during the warmer months.

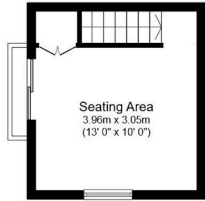
The current owner is of retirement age and has gradually reduced the opening hours to approximately 10:00am to 2:00pm, which has contributed to the recent reduction in turnover. This presents a genuine opportunity for an incoming operator to extend trading hours and increase revenue, particularly by maximising use of the outdoor seating during the spring and summer seasons.

**Location**

The Courtyard Café is a charming and well-established traditional English café located just off the High Street in the attractive Hampshire market town of Alresford. Accessed via a shared passageway from the High Street, the café opens into a quaint and welcoming courtyard setting, providing a unique and characterful environment for customers.



**Ground Floor**  
Floor area 68.7 sq.m. (740 sq.ft.)



**First Floor**  
Floor area 17.4 sq.m. (187 sq.ft.)

Total floor area: 86.1 sq.m. (927 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error.



### Accommodation

Floor/Unit	sq ft	Tenure	Rent (sq ft)	Price	Monthly Rent	Availability
Ground	740	For Sale	-	-	-	Available
1st	187	For Sale	-	-	-	Available
<b>Total</b>	<b>927</b>					

### Availability

Available Immediately. Subject to legal work

### Terms

The premises are held on a lease with approximately five years remaining at a very attractive rent of £9,000 per annum (£750 per calendar month).

The sale includes all fixtures, fittings, equipment and utensils, allowing a purchaser to continue trading immediately. Stock will be additional at valuation on completion.

The business is offered for sale at £35,000 due to the owner's retirement.

### Summary

- Rent: £9,000 per annum Assignment of current 15 year lease with around 5 years remaining
- Price: £35,000 The business is offered for sale at £35,000 due to the owner's retirement.
- Business rates: £4,491 per annum 100% Small business rate relief upon application
- Lease: Assignment
- Terms: 15 years

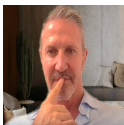
### Further information

- [View details on our website](#)

### Contact & Viewings



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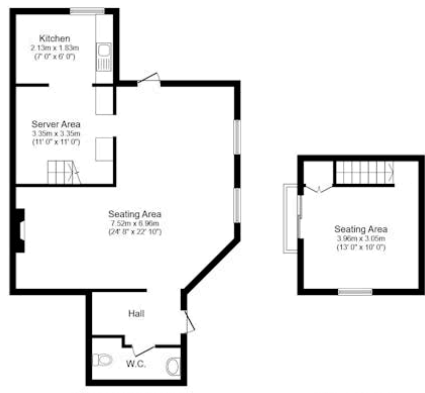


Wayne Biehn  
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These particulars are provided by the vendor and are believed to be correct, but their accuracy cannot be guaranteed. They do not form part of any offer or contract.

All descriptions, dimensions, and details are given for guidance only and should not be relied upon as statements of fact. Any intending purchaser or tenant must satisfy themselves as to their accuracy.

Unless otherwise stated, all figures quoted are exclusive of VAT.



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Full English – 2 Sausage, 2 rashers of bacon, 2 eggs (as you like), grilled tomato, baked beans, mushrooms and toast + tea or coffee	£10.00	Coronation Chicken	
Vegetarian full English	£10.00	Roast Beef and Horseradish	
Bacon or Sausage Sandwich	£4.75	Mature Cheddar & Caramelised Onion Chutney	
Scrambled/poached eggs with toast	£4.50	Tuna Mayonnaise and Cucumber	
+smoked salmon - £1.50 or bacon - £1.00		Roast Ham	
Beans on toast	£3.50	Prawn Marie Rose Sauce	
Buttered toast with preserve	£2.50	Egg Mayonnaise & watercress	
<b>MAIN MENU</b>		<b>TRADITIONAL CLUB SANDWICH + £1</b>	
Watercress Soup served with watercress scones	£8.00	Available on malted brown or white bread & served with salad garnish & tortilla crisps	
Fishcakes	£6.00	<b>CAKES, PASTRIES &amp; SCONES</b>	
Sausage Roll	£5.50	Cream Tea – homemade scone, jam, cream & pot of tea - per person	£7
Scotch Egg	£5.50	Savoury Tea – homemade cheese & watercress scone, mature cheddar, onion chutney & pot of tea	£7
Quiche	£5.50	Toasted Teacake with butter	£2
Bruschetta	£5.50	Toasted Crumpet with butter	£2
Smoked Salmon & cream cheese bagel	£6.00	Homemade Scones – plain, fruit or cheese & Watercress – with butter	£4
Egg Benedict or Egg Maitre d'Hotel		Afternoon Tea for 2 – finger sandwiches, Savoury quiche, scones with clotted cream	

