



## COFFEE AFFAIR 24 CHURCH ST, INVERNESS IV1 1QA

Outstanding corner trading location on two busy City Centre streets providing high levels of passing trade

Rising turnover with excellent profit levels providing a high level of return on investment

Outstanding customer facilities and modern and ergonomic service areas

Uncomplicated business model requiring minimal management input

Popular venue with 52 covers and a loyal all year round trade



Coffee Affair is a newly established yet highly successful business in an ideal trading location within the heart of Inverness. Its sale offers a sustainable cafe opportunity and a commendable level of return on investment within an easy to operate business model.

**Offers Over £175,000 (Leasehold)**



Commercial

Hotels  
Guesthouses  
Licensed  
Retail

York House  
20 Church  
Street  
Inverness

Telephone  
0845  
450 0790

## DESCRIPTION

Coffee Affair is one of the most popular coffee-houses within Inverness and has a loyal and growing clientele. An entirely refurbished outlet, the premises are immaculate in every respect, reflecting the high level of investment and sound business judgement of the current owner. The business offers a popular range of snack foods and beverages producing a consistently high level of product. Service levels within Coffee Affair reflect the high standards required by the management, who are supported by a motivated staff. The business comes to the market in pristine condition and fully able to continue operation with no requirement for further capital investment. Coffee Affair is an established venue within Inverness due to its sound business operation and its ideal trading location.

The principle reason for the success of this thriving business is the simple business model it follows and the attention to detail when it comes to customer service. The food and beverage on sale within the coffee shop require minimal preparation on the premises, with the vast majority of items being bought in ready for sale. Those products that require preparation prior to sale do not necessitate the services of a highly trained chef, which maintains the operation at a cost effective level. This also allows staff to focus on presenting food in



display cabinets and ensuring that service levels are maintained to an excellent standard. The provision of newspapers, TV news and relaxing music all combine to good effect. The service provision is not restricted on sales for consumption on the premises, off sales are popular, especially with those professionals operating within the many offices within the immediate area.

Coffee Affair benefits from a loyal customer base from both residents of Inverness and from within the local business community. Moreover, Inverness city centre attracts a great many visitors be they on business or tourists. Inverness has, over many years, developed in to a thriving trading and cultural centre bringing with it increased commercial advantages. During the period April to September Inverness benefits from large numbers of holidaymakers from around the globe. These individuals, be they lodging within the city or purely day trippers, are drawn to the City due to its many and varied attractions. As the Highland Capital, Inverness provides excellent service-industry and



shopping facilities and with its new streetscape programme reinforcing the benefits of Coffee Affairs excellent city centre trading position. Further afield the wider area around Inverness offers a great many opportunities for sporting activities including walking, angling, golf to name but a few of the most popular. Less strenuous activities and tourist attractions are also in abundance. These include whisky trails, touring along the mystic Loch Ness, visiting the many accessible Castles, battlefield tours, visiting clan seats and a host of other opportunities that drive demand for accommodation providers which in turn produces business for cafes and restaurants in the city centre, such as Coffee Affair.

The current Proprietor has taken great pride in developing Coffee Affair to its present enviable trading position. However, due to personal reasons he has decided to prematurely bring the business to the market.

### THE PROPERTY

Coffee Affair is an exceptionally well presented coffee-house, which is laid out over a single floor at street level. With an open plan aspect, the business provides a warm welcome to its customers whilst allowing for an easy to operate service.

### PUBLIC AREAS

The café has a commanding presence on the corner of Church Street and Union Road with prominent signage providing a strong brand image. This part of Inverness has a high level of footfall all year round which provides a ready made customer base for the business. The double aspect frontage of the premises is fully glazed offering a



superb level of natural lighting into the service areas whilst enabling customers to observe the busy goings on outside on the streets. The inward excellent visibility attracts in passing trade with the bright display of snacks and pastries. Internal signage is unambiguous and reinforces the businesses key image; quality and simplicity.

Access is directly from the street through a corner-situated door leading immediately into the main customer service. There is a heater above the door to ensure that the ambient temperature remains constant within the premises. The customer area is laid out to 14 tables catering for 52 covers with furniture being a mix of stools, soft furnishings and café style seating; the business also has high chairs for its junior customers. The open plan format is set out in an "L" shape providing a degree of privacy for customers discussing business and personal matters. All aspects of décor and furnishings are modern and maintained in exceptional condition. Lighting is a mix of recessed strip



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lighting and suspended spotlights. With a modern hardwood floor and good use of Pam Carter Paintings on cleanly painted walls, coupled with a mix of green and coloured artificial plants, a relaxing atmosphere is achieved, which provides an enjoyable environment, appreciated by both customers and staff alike. The comfortable ambience also benefits from an integrated music system and Flat Screen TV.

The main service counter is predominantly of Beechwood fascia and a tray rail with blue spotlights at floor level. Currently arranged to provide an order section where soups and hot rolls are provided. Followed by a fresh sandwich making counter where fresh fillings are displayed in a chilled cabinet, with pastries and bakes on an over-shelf. A further chilled display unit shows off both traditional cakes / biscuits and dairy products to good effect. At the end of the counter is a modern touch screen till system. To the rear of the counter is a gantry for the brewing of fresh coffee with service and storage areas. Again, set out in Beechwood, there is ample storage space and racking for ready to serve breads.

Additional seating is provided on the Church Street side of the premises, which proves highly popular with patrons who prefer an "al-fresco" experience whilst taking their coffee. The business has male, female and disabled toilets that are fitted out to and maintained to an exceptional standard; with baby changing facilities available.

### SERVICE AREAS

The food preparation area is ergonomically located immediately to the rear of the food service counter facilitating professional customer service. This exceptionally well fitted out workspace comes complete with stainless steel work tops, top quality utensils and food preparation aids. It has a commercial dishwasher and a number of refrigerated and ambient storage units. The premises are fully compliant with Environmental Health and Fire Regulations. The business is fitted with a security alarm system. In addition the business has an office and storeroom, plus a staff changing rooms with lockers.

### DEVELOPMENT POTENTIAL

Coffee Affair has been trading for approximately 1.5 years and has seen a staggering growth in turnover. The business is presently operated under management to suit the present owner's circumstances. However new owners may take a more active role in the business thereby improving profitability further.

### SERVICES

Mains electricity, gas, water and drainage.

### TRADE

Full accounting information will be made available to seriously interested parties subsequent to viewing.

Property Misdescription Act 1991

These sales particulars are prepared as a general outline of the property and business. Buyers should make their own enquiries to satisfy themselves as to the accuracy of information given. Neither we, nor any member of our staff, has authority to offer or imply any representation or warranty over this property.

### OPENING HOURS

Summer: 8 a.m. - 6 p.m. Monday - Saturday  
10a.m. - 4p.m. Sundays only

Winter: 8.30 a.m. - 5.30 p.m. Monday - Saturday  
10a.m. - 4p.m. Sundays only

### PRICE

Offers Over £175,000 are invited for the leasehold interest complete with goodwill and trade contents (according to inventory). Stock at valuation.

### TENURE

The lease to the business expires in May 2018 and attracts an annual rental of £41,350 plus VAT. However, it may be possible to extend the lease to 21 years should prospective new owners require this as part of the sale.

### FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have a large team of legal experts in-house and can act in all legal matters arising to include conveyancing and license transfers.

### DIRECTIONS

Coffee Affair Restaurant is central to Inverness at 24 Church Street per the map below.

### VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial

York House

20 Church Street

Inverness IV1 1ED

Tel: 0845 4500790

Fax: 01463 711083

E-mail: [info@asgcommercial.co.uk](mailto:info@asgcommercial.co.uk)

### OFFERS

All offers should be submitted in writing to ASG Commercial with whom purchasers should register their interest if they wish to be advised of a Closing Date if one is set.

