



The Steel Rooms

1-5 Springs Parade, Brigg, Lincolnshire DN20 8EQ

Freehold Offers Around £350,000

- Three storey café, gift shop, art gallery and yoga studio
- Busy Lincolnshire town centre market place location
- Established business - same ownership since 2012
- Three main trade spaces, two storerooms & private office
- Benefitting from both alcohol & pavement licences
- Profit making business with scope to improve

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LOCATION

The Steel Rooms is situated in the busy North Lincolnshire market town of Brigg. The town is located 9 miles east of Scunthorpe, 19.6 miles east of Grimsby and 26.5 miles north of Lincoln. The A15 can be found only 4.5 miles west. Brigg sits upon the River Ancholme, a haven for waterway ramblers, dog walkers and fishermen who all contribute to the local trade.

The nearest train station can be found within the town where it sits on the Sheffield to Cleethorpes line, providing access to Doncaster, Lincoln and Worksop. Regular bus services also give route to Caistor, Market Rasen and Scunthorpe. The nearest airport is the Humberside International Airport which is located 6.6 miles east.

The town benefits from a variety of contrasting amenities and landmarks, playing host to supermarkets, fuel stations and a number of independent retail outlets. The population of Brigg, as of the 2011 census stood at 5,626.

The Steel Rooms occupies a semi-detached 3 storey property of brick construction underneath a slate tile roof. The property benefits from being located in the centre of the town opposite the busy marketplace.

TRADE AREAS

Enter the property from the front which leads directly in to the GIFT SHOP which has laminate flooring, service counter and display shelving. CAFE with seating for 24, laminate flooring, service counter, wheelchair accessible goods lift, stairs rising to the 1st floor with under stair storage cupboard. Fully fitted COMMERCIAL KITCHEN.

There is a passenger lift to all floors.

FIRST FLOOR

DINING ROOM with seating for 24 and wooden flooring and stunning riverside views. STOCK ROOM. STORE ROOM. OFFICE. Male & Female & Disabled TOILETS.

SECOND FLOOR

Comprising the FUNCTION ROOM/ART GALLERY and eves storage space.

EXTERNAL

Granted pavement licence allowing seating for up to 24.

THE BUSINESS

The business was founded by the current owner in 2012. During which time they have built up a popular town centre gift shop & café, renowned for its wide selection of cakes, yoga classes and art exhibitions. The arts & crafts element of the business attracts trade from all across the UK with the café being frequented by a loyal local following. The property has been known to host a number of

events such as live music, workshops, yoga classes, art exhibitions and celebratory occasions. The café boasts being included within the celiac guide and is a "go to" venue for vegan and gluten free diners.

The Steel Rooms is currently operated by our client alongside three full-time and seven-part time staff members. The business is split into two sections; The Steel Rooms Café and The Steel Rooms Gift Shop which benefit from a dynamic website and social media accounts, these will be passed over to the subsequent buyer on completion.

Combined net turnover year end October 2019 stood at £303,517, resulting in a net profit of £14,515 per annum, with an adjusted net profit in the region of £62,500.

Turnover Breakdown:

Steel Rooms - Café: £199,904
Steel Rooms - Gift Shop: £103,613

Further accounting detail will be made available to serious parties following a formal viewing.

TENURE & PRICE

FREEHOLD OFFERS AROUND £350,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

A full Premises Licence is granted by the North Lincolnshire Council allowing the sale and consumption of alcohol within the premises.

SERVICES

Air Source Heat Pump (ASHP) central heating, mains drainage, all other main services are connected. The property also benefits from both a fire & burglar alarms as well as a 6 camera CCTV security system.

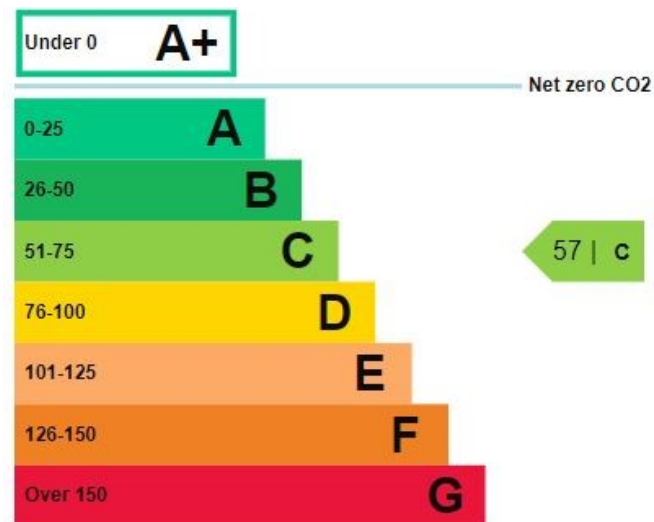
LOCAL AUTHORITY

North Lincolnshire Council
Church Square House
30-40 High Street
Scunthorpe
North Lincolnshire
DN15 6N

Rateable Value:

Ground & First Floor: £11,750
Second Floor: £2,150





EPC Reference:

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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