



CJ's Café Bar

55-57 High Street, East Grinstead, West Sussex, RH19 3DD

Leasehold £125,000

- Excellent High Street position in affluent East Grinstead
- Superbly presented Gothic property
- Open plan bar & dining area (60)
- Three exquisite hotel bedrooms
- External trade terrace with views
- Profitable and adaptable business

Ref: 91694

01892 725900

southeast@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

CJ's is located in the affluent and sought after West Sussex town of East Grinstead. The town lies close to the East Sussex, Surrey and Kent borders, approximately 27 miles south of London and boasts a population in the region of 27,000. East Grinstead High Street is awash with properties of historic and architectural interest and houses a wide variety of local and boutique retailers as well as national outlets such as Pizza Express, Café Nero and Coral.

East Grinstead is accessed via the A22 trunk road which runs between the M25 at Godstone and Eastbourne. The A264 also provides fast road connections to Royal Tunbridge Wells and nearby Gatwick Airport. East Grinstead boasts its own railway station with half hourly off-peak services to London Victoria.

CJ's Café Bar occupies a notable two-storey 'Gothic' style property, of brick construction under a pitched tile roof. The property has been well invested in in recent years and is presented to a superb standard throughout. Despite the age and character of the property it is not a listed building but is positioned within a conservation area.

TRADE AREAS

Entrance from High Street directly into tiered OPEN PLAN BAR AND DINING AREA. This trade space is presented with double glass frontage, stripped wood flooring and a notable wood BAR SERVERY. The bar servery houses a range of equipment including a coffee machine, glass washer, two coffee grinders and three triple drinks fridges. The trade space is currently presented to provide seating for 60 patrons, however this can be increased if desired.

Offset are refurbished LADIES AND GENTLEMEN'S TOILETS.

Leading through the property is access to the first of TWO KITCHEN AREAS. The top kitchen is equipped with an extensive range of stainless steel commercial catering facilities including a double pizza oven.

The bottom kitchen houses a range of freezers and is also used as a 'prep' area.

The kitchens house a metal spiral staircase which ascends to first floor level whereby there is storage, OFFICE and ATTIC STORAGE.

Also accessed from the High Street there is a small RETAIL AREA which is currently sub-let.

LETTING ACCOMMODATION

Access via its own gothic doorway from the High Street is 'Gothic House'. This impressive Georgian

style hotel accommodation comprises a welcoming RECEPTION ROOM at ground floor level with a grand staircase ascending to a LARGE LANDING. The hotel rooms include TWIN BEDROOM with EN-SUITE SHOWER, DOUBLE BEDROOM WITH EN-SUITE SHOWER AND FOUR POSTER BEDROOM with notable original marble fireplace and EN-SUITE SHOWER AND BATHROOM offset.

OWNERS ACCOMMODATION

At second floor level there is a ONE BEDROOM FLAT comprising DOUBLE BEDROOM, LOUNGE WITH KITCHENETTE AND FAMILY BATHROOM.

EXTERNAL

To the rear of the property there is the hidden gem of East Grinstead - an elevated DECKED TRADE TERRACE with unrivalled views across the impressive neighbouring Church of St Swithun's. This terrace includes seating for 50, its own BAR SERVERY, speakers, roofing and decorative lighting.

THE BUSINESS

Our clients have owned and operated CJ's Café Bar since 2002 and during this time have taken an empty premises and created a hugely popular and well renowned venue within the town. The business is popular throughout the day including breakfast, lunch and dinner. CJ's has held a number of successful events including wine tasting evenings, vintage tea events and live music. The hotel accommodation is popular with those visiting the area and experiences a strong level of repeat custom due to its superb presentation.

Trade profit and loss accounts for the year ending September 2019 show a net turnover of £480,133 which in turn generates a strong gross profit of 65.3% and an adjusted net profit of £91,523. Trade accounts for the year ending September 2020 (Covid) show a net turnover of £285,324, a gross profit of 65.5% and an adjusted net profit of £69,214. It is our understanding that gross turnover currently stands in the region of £8,000 to £10,000 per week. Further accounting detail will be made available to serious parties following a formal viewing.

We are of the opinion that CJ's Café Bar would suit an owner/operator who could further drive this profitable business with a reduction in wage costs by taking a more 'hands on' approach to the food offering. Because of the adaptability of the premises and business, CJ's could well be developed to offer a greater diversity of themed evenings in addition. The neighbouring premises is also available to let from the Landlord, offering potential to further increase the trading area.

LICENCE

A full Premises Licence is held.

SERVICES

All mains services are connected.
Rateable Value £23,250

LOCAL AUTHORITY: Mid Sussex District Council





TENURE & PRICE

LEASEHOLD £125,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

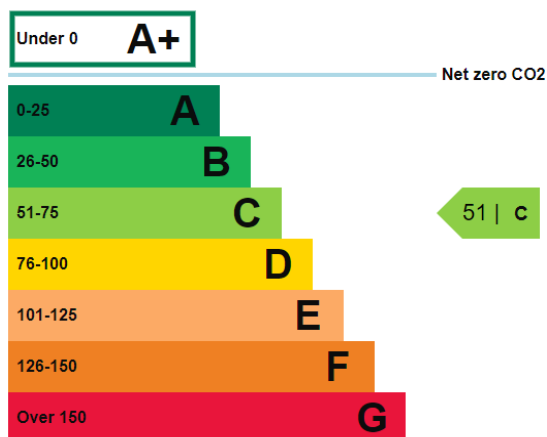
CJ's Bar & Café is held on three separate part repairing and insuring (internal and external decorative only). Leases, as follows:

- 57-59 High Street** - 10 year Lease Agreement expiring 25 December 2022.
- 59A High Street** - 10 years expiring 25 December 2022.
- 51-53 High Street** - 10 years expiring 24 March 2029.

All three lease agreements fall within the security provisions of Landlord & Tenant Act (1954).

The Landlord has agreed to amalgamate these leases to create a new twenty year part repairing and insuring lease agreement with five yearly break clauses at a passing rent of £48,000 per annum

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



BUSINESS MORTGAGES
01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE
01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

EPC Reference: 1071-0606-1935-0476-8401

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.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop. Hereford, HR2 9UA Registered in England and Wales: No. 2362635