



Cafe Rita

REF: 145165

Harrogate. W/T £2,500. Established in 2012. Reputable name within local area with good levels of repeat custom. Prominent main road location in an affluent high footfall area. 'Good' Trip Advisor reviews online. A3 and alcohol licences in place. Huge scope for growth. Leasehold premises. Business rates £2,000pa. Rent £9,800pa. EPC rating G

Asking Price: £59,950+sav

**15a Bower Road, Harrogate,
North Yorkshire, HG1 1BE**



Business Overview

Cafe Rita was established in 2012, located in the busy town centre of one of the most popular and affluent tourist towns in Yorkshire. Since our clients took over the cafe it has become a favourite with both locals and tourists visiting the area.

The cafe has a wide and varied menu serving breakfasts, morning basket meals, crepes and pancakes, cream tea and afternoon tea, hot and cold sandwiches, toasties/panini, salads, omelettes, burgers, fish and chips, deserts and drinks prepared in the modern fully fitted commercial kitchen.

The premises is refurbished to a high standard with a contemporary feel, making it a perfect place to have a daytime coffee or to enjoy the welcoming and relaxed atmosphere for an afternoon tea.

The owners offer a warm, friendly and personal service to all of their guests, many who have become firm regulars. Due to its desirable location the cafe enjoys high levels of footfall. The business has built up repeat custom and has strong word of mouth recommendations which leads to the business being one of the most desirable places in town.

There is huge potential for growth, with the cafe being licensed until 11.00pm, the trading hours could easily be extended to offer evening meals in a bistro style environment.

Location

Harrogate is an attractive affluent historic spa town in North Yorkshire with its extravagant hotels, green open spaces and beautiful parks and gardens, combined with a wide variety of independent, antique, designer and high-street shops in the bustling town centre.

For further information or to make an appointment to view the business, please call Knightsbridge on 01204 555 050 or email us at buy@knightsbridgeplc.com www.knightsbridgeplc.com

Trading Hours

Monday - Saturday 09:00- 17:00
Sunday 10.00 - 16:00

Premises

The property occupies a prominent corner position upon Bower Road and is situated on a busy route into the town centre.

The cafe provides a high degree of natural light from front and side facing windows.

The ground floor area provides 30 covers with freestanding tables and chairs with a bar/counter area.

Stairs leads to the lower ground floor which provides a well equipped catering kitchen and w/c.

Outside to the side elevation is a patio area providing up to a further 20 covers.

We are advised the premises is Leasehold at £9,800pa. The current 10 year lease was granted in 2012, in 2022 an new 5 year lease can be negotiated.

Financial Profile

Weekly turnover £2,500

Reason for Sale

Our client offers the business for sale as they wish to relocate.

Staff

We are advised that our client currently works in the business full time along with the assistance of 1 full time chef, 1 part time chef and 4 part time waiting staff.