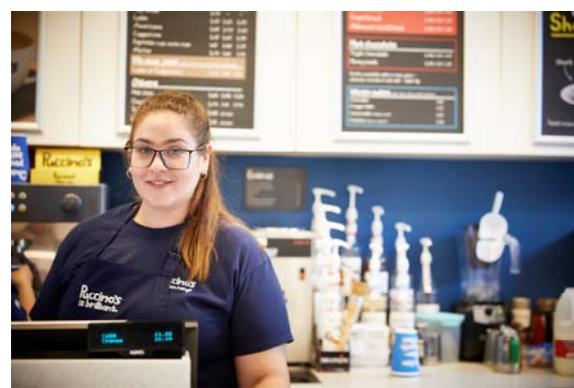


Puccino's

COFFEE BAR FOR SALE



HAYWARDS HEATH

Haywards Heath Train Station, Commercial Square, Haywards Heath, RH16 1DJ

New opportunity available

- The coffee bar is located in the booking hall of the station.
- Outside seating.
- Passenger footfall is circa 4.3 million entries and exits per annum.
- The Franchise term is 9 years.
- Regular site audits and annual promotional activity is carried out to help you make the most of your investment.

Offers are invited in the region of

£ 103,419.20 net.



Puccino's, Lock House, 58 Hamm Moor Lane, Weybridge, KT15



Overview

Puccino's opened its first store in 1995 on Putney Railway Station and is now proud to part of the Massimo Zanetti Beverage Group.

Twenty years on our mission remains the same and that is to deliver quality coffee every time, giving a memorable service experience that our customers recognise for its fun and quirky humour.

The Opportunity

This is a clean, contemporary, urban-style and well established Franchised Coffee Bar serving a popular grab & go menu, together with a selection of hot and cold drinks ensuring excellent profit margins.

The coffee Bar is fully equipped to target the commuter in this fast moving environment.

Our shared goal is to open three stores within a five-year period. We will work with you to find locations, prepare for the shop-fit works and see the projects through to opening.

We ensure full training is given to you and your Team, and we support you through the initial opening of your new business, with your dedicated Business Manager supporting you throughout your Franchise term.

The Area

Haywards Heath is a busy commuter town in the historic county of Sussex. It lies 36 miles south of London, 14 miles north of Brighton, 13 miles south of Gatwick Airport.

The station is jointly managed by Southern Railways & Thameslink and is a major station on the Brighton Main Line, with annual passenger usage of 4.4-4.5 million between 2013 and 2018. It is 37 miles down the line from London Bridge.

It has a total of four platforms, one per track. Platforms 1 and 2 are used for southbound services to destinations such as Brighton, Littlehampton, Eastbourne and Hastings. Platforms 3 and 4 are used for northbound services towards London and beyond.

The station has three entrances/exits. The main one is just off Commercial Square; platforms are accessed via a subway under the railway line. The other two entrances and exits use the new footbridge on the southern end of the platforms; one end of the footbridge leads onto Market Place.



The Terms

- Unit size:** 12.7 metres Sq retail unit.
- Franchise term:** The franchise expires on the 26th March 2028 with the right to renew.
- Annual rent:** £35,000.
- Business rates:** £4,004.44 p.a.
- Royalty rate:** 8%.
- Franchise fee:** £25,000.

Viewing: Strictly by prior appointment with this office.
Tony Brogden Email: tony@puccinosww.com



Puccino's , Lock House, 58 Hamm Moor Lane, Weybridge, KT15 2SF