

BUSINESS & PROPERTY
FOR SALE

Ref: 9082

Stitch Station

6 Station Road, Great Sankey, Warrington, Cheshire, WA5 1RQ



Passionate about selling your business.

Business & Property: £174,995

EPC rating: D / Business rates: SBRR

Annual Turnover: £78,090

Latest available accounts

31st Mar 2024

Freehold Cafe/Tea Room & Craft Shop - Warrington

Blacks Brokers are pleased to bring to the market this freehold cafe/tea room with craft shop and workshop area.

- ✓ Unique Coffee Shop And Wool Workshop Concept
- ✓ Established Village Location With Loyal Clientele
- ✓ Accounts Available To 31st March 2024
- ✓ Annual Turnover £78,090
- ✓ Fully Renovated Two-Storey Brick Property
- ✓ High-Quality Fixtures And Fittings Included
- ✓ Potential To Extend Opening Hours For Growth
- ✓ Prime Location With Excellent Transport Links



About

Stitch Station is a unique and vibrant business combining a dog-friendly coffee shop and a wool shop with a dedicated workshop space. Established in 2021, the business has been expertly designed and renovated to create an inviting, multifunctional environment for its customers. Located in the heart of Great Sankey village, it benefits from a loyal local clientele and a reputation for offering a distinctive experience. The current owner is seeking retirement, providing an excellent opportunity for someone interested in hospitality, arts, or crafts to take over this successful and versatile venture.

Location

Situated in Great Sankey, Warrington, Stitch Station enjoys a prime village location within a parade of shops. The area is well-connected, close to Great Sankey and Warrington West railway stations and the M62 and M6 motorways. With high footfall and a central position, the business is perfectly placed to attract a steady flow of customers.

Premises Details

The premises are a charming two-storey brick building, featuring a coffee shop on the ground floor with 12 covers and a wool shop and workshop space upstairs, accommodating up to 10 people. The property includes excellent storage on the first floor and a rear courtyard with parking for two staff members. It has been fully renovated and is well-maintained, offering a turnkey solution for new ownership.



Financial Information

The business achieved a turnover of £78,090 in the last financial year, with proven and steady performance year-on-year. The current owner projects similar revenue for the upcoming year, supported by a loyal customer base and growing reputation. The business presents further growth potential through extending opening hours or diversifying its offerings.

Fixtures & Fittings

Included in the sale are high-quality fixtures and fittings essential for both the coffee shop and workshop operations. Items include a two-gang barista coffee machine, coffee grinder, ice cream freezer, blizzard chiller, EPOS till system, workshop tables and

chairs, storage shelving, and a variety of kitchen equipment such as a panini press, toaster, and stainless-steel tables.

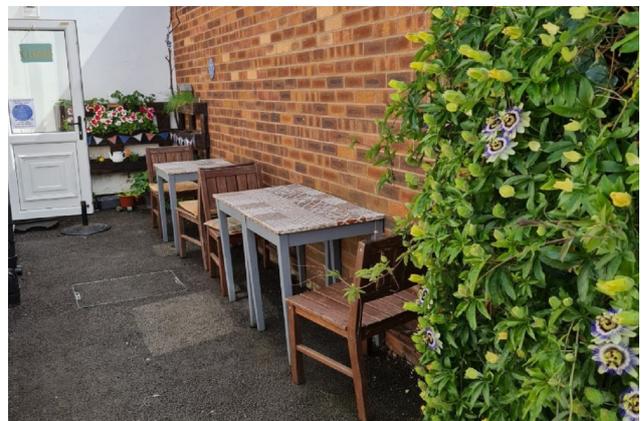
Opening Hours

The business currently operates Monday to Saturday, 10:00 to 16:00; and is closed on Sundays. These hours provide opportunities for a new owner to expand trading times to increase revenue.

Summary

Stitch Station offers a rare opportunity to acquire a successful and distinctive business in an excellent location. With its combination of a coffee shop, wool shop, and workshop space, it caters to a niche market while maintaining broad appeal. The premises are well-maintained and ready for immediate operation, making it ideal for someone looking to step into a business with strong foundations and growth potential. Early viewings are very strongly advised.







Contact

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