



Coffee bars for franchise or sale

in great locations throughout England

Puccino's

Christie+Co
BUSINESS INTELLIGENCE

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Puccino's is a leading group of coffee bars in the United Kingdom, with over 90 outlets across the UK.

Following a review of its estate, Puccino's has instructed Christie + Co to dispose of a package of trading and closed units across England.

The availability of these leasehold properties provides an excellent opportunity for experienced or first-time operators to acquire premises in prominent locations, and at very competitive prices.

For further information on individual units, please contact the appropriate Christie + Co office. Contact details are displayed below.

For group enquiries please contact Andrew Moore, Director Corporate Restaurants, Christie + Co on 020 7227 0700 or e-mail andrew.moore@christie.com.

PUCCINO'S - BLACKBURN



53 King William Street,
Blackburn BB1 7DJ
Manchester Office: 0161 833 3311
kelly.catterall@christie.com

Leasehold: Offers invited

Ref: 56/64738

- 55-cover coffee and sandwich bar
- Prominent town centre location
- High level of pedestrian footfall
- Licensed premises
- Good standard of decor throughout
- Puccino's franchise also available

PUCCINO'S - STOCKTON HEATH



Unit 5, Victoria Buildings, Victoria Square, Stockton
Heath, Warrington WA4 2EN
Manchester Office: 0161 833 3311
kelly.catterall@christie.com

Leasehold: Offers invited

Ref: 56/64752

- 80-cover licensed coffee and sandwich bar
- Affluent village location
- Prominent trading position
- Outside seating available
- Good standard of decor throughout
- Puccino's franchise also available

VACANT UNIT - STRATFORD-UPON-AVON



Unit 12, Town Square Shopping Centre,
Stratford-upon-Avon CV37 6AU
Birmingham Office: 0121 456 1222
tamar.mcdonough@christie.com

Leasehold: Offers invited

Ref: 58/62510

- Closed ground floor café unit
- Stratford-upon-Avon town centre
- Popular riverside tourist town
- Circa 1,400 sq ft gross internal plus external area
- Circa 60 internal and 70 external covers
- Puccino's franchise also available

PUCCINO'S - LONDON EUSTON



11 West Colonnade, Euston Station,
London NW1 2DU
Enfield Office: 020 8370 3100
stephen.jacobs@christie.com

Leasehold: Offers invited

Ref: 24/67478

- Ground floor bar and restaurant
- Situated next to Euston Station entrance
- Triple-fronted unit with external seating
- Circa 55 internal and 40 external covers
- High footfall
- Puccino's franchise also available

PUCCINO'S - LONDON VICTORIA



Shops 4 & 6, The Arcade, Victoria Station,
London SW1E 5ND
London Office: 020 7227 0700
katie.wallace@christie.com

Leasehold: Offers invited

Ref: 42/67479

- A1 café
- Situated in Victoria Station arcade
- Circa 30 covers
- Good passing trade
- 9-year lease from 2003
- Puccino's franchise also available

SEGAFREDO - LONDON WEST END



72 Baker Street,
London W1U 6TA
London Office: 020 7227 0700
katie.wallace@christie.com

Leasehold: Offers invited

Ref: 42/67480

- Ground floor and basement café
- Licensed premises
- High footfall location
- Circa 70 covers
- 9-year lease from 2004
- Segafredo franchise only

VACANT UNIT - CAMDEN



3 Parkway, Camden,
London NW1 7PG
Enfield Office: 020 8370 3100
brad.griffin@christie.com
Leasehold: Offers invited

Ref: 24/10295

- Former coffee and sandwich bar
- Prominent main road site
- Fashionable North London location
- Suitable for A1 use
- Parade shop with accommodation above
- Puccino's franchise also available

PUCCINO'S - KINGSTON UPON THAMES



47 Fife Road, Kingston upon Thames,
Surrey KT1 1SF
Epsom Office: 01372 731330
steve.darbon@christie.com
Leasehold: Offers invited

Ref: 22/60048

- Town centre restaurant with circa 42 covers
- 15-year lease from 05/12/1997
- Outside seating for around 6 covers
- Would suit a range of catering operations
- Scope for growth in trade
- Puccino's franchise also available

PUCCINO'S - KINGSTON UPON THAMES



41 Market Place, Kingston upon Thames,
Surrey KT1 1JQ
Epsom Office: 01372 731330
steve.darbon@christie.com
Leasehold: Offers invited

Ref: 22/60062

- Prominent town centre, high footfall location
- Newly refurbished with circa 21 covers
- 25-year lease from 26/03/2001
- Current passing rent: £30,000 pax
- Excellent scope to further develop trade
- Puccino's franchise also available

PUCCINO'S - EPSOM



39 Oaks Square, Waterloo Road,
Epsom, Surrey KT19 8AX
Epsom Office: 01372 731330
steve.darbon@christie.com
Leasehold: Offers invited

Ref: 22/60051

- Town centre location, circa 60 covers
- 25-year lease from 25/12/2000
- Rent reviews every 5 years, next review 2010
- Would suit a range of catering operations
- High volume of passing footfall
- Puccino's franchise also available

PUCCINO'S - RICHMOND



3 Duke Street,
Richmond, Surrey TW9 1HP
Epsom Office: 01372 731330
naomi.deloughery@christie.com
Leasehold: Offers invited

Ref: 22/60049

- Town centre location
- Circa 56 covers
- 25-year lease from 01/11/1999
- Would suit a range of catering operations
- Opportunity to further develop existing trade
- Just off the main retail high street
- Puccino's franchise also available

PUCCINO'S - BRIGHTON



Bartholomews,
Brighton BN1 1HG
Maidstone Office: 01622 656000
kevin.chapman@christie.com
Leasehold: Offers invited

Ref: 88/67039

- Close to the famous "Lanes" in Brighton
- Mid-terrace premises
- Approximately 2,116 sq ft
- Ground floor and first floor trading areas
- Basement kitchen utilities
- Puccino's franchise also available

PUCCINO'S - REIGATE



High Street,
Reigate RH2 9AE
Maidstone Office: 01622 656000
kevin.chapman@christie.com
Leasehold: Offers invited

Ref: 88/67038

- Situated in the centre of Reigate
- End-of-terrace premises
- Approximately 1,569 sq ft
- Ground floor and first floor trading areas
- Kitchen and bar area on the first floor
- Puccino's franchise also available

Terms and conditions of sale

Trading information

Any trading information contained in this brochure has been supplied by Puccino's and is purely given as a guide, as detailed individual accounts will not be available.

The transfer of any Premises Licence

Puccino's will give consent to the transfer of its individual Premises Licences, if any, following an exchange of contracts for the sale and purchase of the individual properties. However, it will be the responsibility of the buyer to secure a Personal Licence and no individual sale or purchase shall be conditional upon the granting of a Personal Licence.

Staff

The Transfer of Undertakings (Protection of Employment) regulations shall apply in each and every transaction, requiring purchasers to offer continuity of employment to staff, if any, in the individual units to be sold.

Stock in trade

The stock in trade at the individual stores will be sold at valuation. At the purchaser's request, the vendor may agree to remove all stock in trade prior to the date of entry/completion.

Trade fixtures, fittings and equipment

The businesses featured in this brochure are offered for sale as going concerns, where still trading, and as such will include most of the fixtures, fittings and equipment, but exclude any signage (including the fascia) unique to Puccino's, unless a purchaser is taking on a Puccino's franchise agreement. Please note that any supplier funded equipment or items subject to a lease or rental agreement will not be included. Inventories of excluded items will be made available once sales have been agreed and proposed purchasers should make their own enquiries with regard to the continuing use of supplier/manufacturer owned items.

Leasehold properties

All of the properties featured in this brochure are leasehold. Therefore it will be necessary to obtain consent from the various landlords to assign individual leases to prospective purchasers. In some instances, it may not be possible to assign Puccino's leasehold interest but, in such circumstances, a proposed sale and purchase could proceed by way of the grant of an under-lease on similar, if not identical, terms to Puccino's own lease.

In either event, proposed purchasers will be required to supply Christie + Co with details of their referees for the benefit of the vendor and its landlord(s). The referees should include;

- a bank, building society or other recognised financial institution
- a solicitor
- an accountant or other professional person or organisation
- past and/or present landlord(s)
- a selection of recognised trade suppliers

In those instances where a proposed purchaser/s is/are already in business on his/her/their own account, certified accounts will be required in addition to references. In the event that a proposed purchaser has no previous retail experience, evidence will be required to support his/her/their ability to undertake the commitment of a fully repairing and insuring lease with regular, long-term rental payments.

The purchaser will pay a rental deposit, usually the equivalent of six to twelve months rent, as required by the landlord and to be held by the landlord. Please note that the sale of a leasehold property is conditional upon landlord's consent to assign or under-let the vendor's leasehold interest and prospective purchasers shall enter into a conditional contract on this basis.

Residential accommodation

In those instances where individual properties embrace residential quarters, this accommodation may be occupied by a purchaser or franchisee, be let or sub-let, but may be subject to restrictions in these respects. Any intending purchaser is strongly advised to make any enquiries in this respect before entering into an agreement to purchase.

Costs

Each party will be responsible for its own legal costs save that the purchaser will also be responsible for the costs incurred by the vendor in obtaining the consent of the landlord in respect of assignments or under-lettings of the vendor's leasehold interests.

Timescale

The sale and purchase of the subject businesses/properties will be on a Subject to Contract basis. Time will be of the essence insofar as proposed purchasers will be required to enter into a contract, albeit conditional upon landlord's consent, on or before 4 weeks from the date that draft documents are received by their solicitors.

Proposed purchasers should ensure that their solicitors are made aware of this condition of sale and are capable of dealing with the vendor's standard form of contract within the required timescale.

Completion shall take place no later than 4 weeks from the date that a contract becomes unconditional, and the purchaser will be required to transfer the balance of the purchase monies (to include the estimated stock ceiling) one working day prior to entry/completion.

Viewing arrangements

Inspections can only be carried out by prior telephone appointment through the appropriate Christie + Co office.

ON NO ACCOUNT SHOULD DIRECT APPROACHES BE MADE TO THE VENDOR OR ANY OF ITS STAFF.

Conditions of Christie + Co's particulars. These sales particulars are prepared as a general guide to the property/properties (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser or tenant (an "acquirer") and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description, you should take relevant independent advice before proceeding further. Christie + Co for itself and for the vendors, owners or landlords of the property (together the "Client") whose agent Christie + Co is, give notice that: (a) These particulars are made without responsibility on the part of Christie + Co or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Client does not make or give, and neither Christie + Co nor any of its employees has any authority to make or give, any representation or warranty whatever in relation to the property; (c) Christie + Co has not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by Christie + Co, and Christie + Co cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication but their accuracy is not guaranteed. Subject to Contract. Copyright Reserved Christie + Co. October 2008.

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