

The image shows the interior of a cafe bar. In the foreground, there are several tables and chairs. The chairs are upholstered in a dark, possibly leather, material. The tables are small and square. In the background, there is a long, low leather sofa or booth. The lighting is warm and ambient, with light coming from windows in the background. The overall atmosphere is cozy and sophisticated.

# MILLSY'S

— Cafe Bar —

**Freehold and Business Sale**

20 Earlsdon Street • Coventry • CV5 6EG



# WELCOME TO MILLSY'S' CAFE BAR

Established 2000

Situated at 20 Earlsdon Street, Coventry, CV5 6EG, Millsy's Cafe Bar finds its home in the heart of Earlsdon, a vibrant and thriving suburb just one mile southwest of Coventry City Centre.



Eat



Drink



Meet





## EARLSDON THE PERFECT LOCATION

Earlsdon is renowned for its bustling high street, Earlsdon Street, which features a wide array of independent shops, restaurants, and pubs. This dynamic mix makes the area a top destination for both locals and visitors seeking a lively community atmosphere.

### A VIBRANT COMMUNITY DESTINATION

Whether you're stopping by for a quick coffee, an evening drink, or a delicious meal, Millsy's Cafe Bar is perfectly located to enjoy everything Earlsdon has to offer. Discover the lively charm of this much-loved suburb, where culture, convenience, and community come together seamlessly.

### LOCAL AMENITIES

- Earlsdon Library: One of the largest local-authority libraries outside Coventry City Centre.
- Sports Facilities: Home to rugby, golf, and tennis clubs for sports enthusiasts.
- The Criterion Theatre: Offering year-round cultural events and performances.

### ACCESSIBILITY & PARKING

Earlsdon is easily accessible via several main roads, making it a convenient location for visitors. For drivers, the area provides ample on-street parking, complemented by off-street parking options just a short walk from Millsy's Cafe Bar.

Millsy's is served by main bus routes and a taxi rank beside the property.





## THE BUSINESS

# MILLSY'S CAFÉ BAR BISTRO LIMITED

Established in 2000, Millsy's Café Bar has been proudly owned and operated by the same local owners for over 25 years earning a reputation as a cornerstone of the Earlsdon community. Over the years, it has become the go-to destination for food and drinks, serving a wide-ranging menu that includes breakfast, brunch, lunch, and dinner.

Millsy's has become famous for its live music and upmarket bar profile.

This beloved local institution has built its success on a foundation of consistency, quality, and trust, cementing its status as a firm favourite not only within Earlsdon but also across the surrounding suburbs. Millsy's continues to thrive as a reliable and cherished venue for residents and visitors alike.

It is due to the current owners wishing to retire that this thriving business comes to the market.





## COVENTRY'S THRIVING RESTAURANT SCENE

Coventry's food and drink industry is booming, making it one of the UK's fastest-growing dining destinations. Between 2013 and 2015, the city's restaurant sector saw an incredible 192% increase in turnover, soaring from £63.9 million to £186.6 million—outpacing all major UK cities (Independent, 2018).

The café culture has also flourished, with the number of coffee shops nearly doubling from 45 in 2010 to 85 in 2018 (Coventry Telegraph, 2018). More recently, the rise in takeaway outlets has been remarkable, with Coventry and Warwickshire welcoming around 100 new establishments between 2019 and 2022—a 21% increase (Coventry Telegraph, 2023).

With an ever-growing culinary scene, Coventry is fast becoming a must-visit destination for food lovers. Whether you're seeking fine dining, independent cafés, or vibrant street food, Coventry is serving up something for everyone..

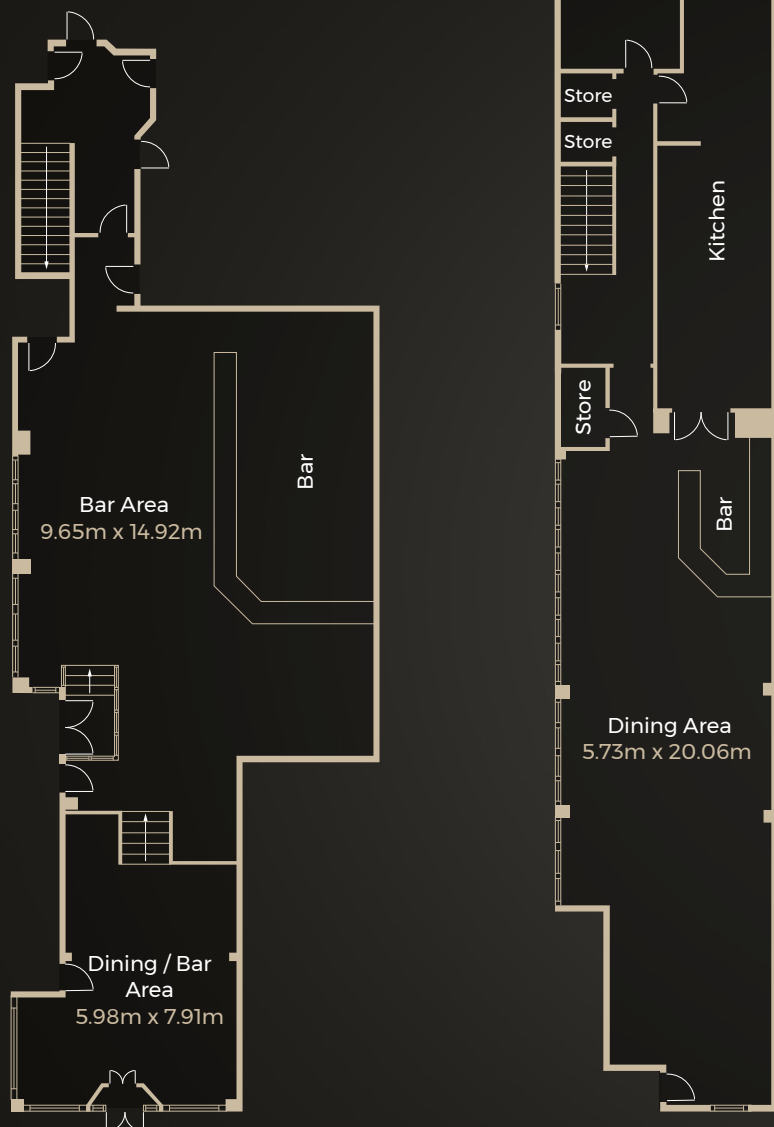
- The company (03875521) currently has a credit safe risk score of 67 showing a Low Credit Risk.
- Further details and copy accounts are available with the completion of a Non-disclosure Agreement (NDA).

### COMPARABLE SALES

	Usage	Area (sq ft)	Date	Price	Price (£psf)
The Varsity, Gibbet Hill Lane, CV4 7AJ	Restaurant	6,590	01/24	£2,435,000	£369
The Castle Grounds, Little Park St, CV1 2UR	Bar / Nightclub	5,850	04/24	Not Disclosed	N/A



## FLOOR PLAN



## FLOOR AREAS (GIA)

Floor	sq ft	sq m
Ground Floor	2,691	250
First Floor	2,176	202
Cellar	861	80
<b>Total</b>	<b>5,726</b>	<b>532</b>





## FURTHER INFORMATION

### TENURE

Price on Application (POA).  
The sale will be treated as Transfer of a Going Concern (TOGC).

Stock will be available at valuation (SAV).

The property is over the two titles WM895817 and WM688771 (Freehold).

### SERVICES

All mains services are connected as well as air conditioning.

### RATES

Current rateable value: £28,250  
(1 April 2023 to Present)

### EPC

The property has EPC rating C - 67 valid until the 14th of July 2030. A copy of the certificates can be provided upon request.

Misrepresentation Act 1967. Unfair Contract Terms 1977. The property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. February 2025

### VAT

All prices are exclusive of V.A.T. and the sale will be treated as Transfer of a Going Concern (TOGC).

### LEGAL COSTS

Each party to pay its own legal costs in this transaction.

### ANTI MONEY LAUNDERING

In accordance with AML regulations the purchaser will need to provide information including the source of funding to complete the purchase.



### VIEWING

By appointment through the sole agent.



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