

Operational Business ready for sale:

Type: Specialty Coffee Shop in Vilnius.

Location: Old Town Vilnius, Užupio g. 13.

Area: Prime spot with 70 m² space on two floors.

Personnel: 2 specialty coffee baristas, 1 baker, and 1 director/administrator.

Openings costs: €117,000

1 | Introduction to the coffee shop.

Business that's already works for you



Coffee Shop Conception:

The cafe was designed to be multifunctional space where visitors could not only enjoy coffee, but to participate in various events such as masterclasses, lectures, movie screenings, community gatherings, celebrations, and more.

Additionally, it remains a starting location for worldwide running community DieHard Running, that organises weekly long runs from this cafe every Sunday and brings up to 30 people every time for more than a year.



Financial Overview

Monthly Revenue:

- June '23: €2,167
- July '23: €2,582
- August '23: €3,208
- September '23: €3,450
- October '23: €3,680
- November '23: €3,970
- December '23: €3,720
- January '24: €3,450
- February '24: €4,500

Payment Policy:

Cashless Transactions for enhanced transparency; all transactions are bank-recorded.

Lease Agreement:

- **Duration:** 3-year lease with extension option.
- **Monthly Rent:** €1,412 (including VAT).

Utilities: Average Cost: €280 (gas heating).

Procurement: Coffee and Supplies: Costs approximately 30% of monthly revenue.

Business Plan Highlights:

- **Break-even Point:** Calculated at 12 months of operations.
- **Average Monthly Revenue Growth:** 15%.

Financial Health:

- **Debt Liabilities:** Zero debt with no credit risks.
- Source.

Growth Opportunities

Extended Product Offerings:

- Introduce new menu items, seasonal specials, or themed promotions to attract a wider customer base and encourage repeat visits.

Enhanced Customer Experience:

- Implement loyalty programs, improve seating arrangements, or invest in ambiance enhancements to create a welcoming and memorable atmosphere.

Community Engagement Events:

- Host regular events such as open mic nights, cuppings, or workshops to foster a sense of community and increase foot traffic.

Partnerships and Collaborations:

- Forge partnerships with local businesses, collaborate with educational organisations, or participate in community events to expand brand visibility and attract new customers.

Catering and Event Services:

- Offer catering services for private events, corporate functions, or special occasions to tap into additional revenue streams and increase brand exposure.

Revenue Projections:

- Aim to achieve monthly revenues ranging from €9,000 to €11,000 through strategic growth initiatives and operational optimisations..

Ownership Opportunity Package:

35,000 Euro

58% Shares: Empowering Majority Voice and Leadership

- *Seize control with majority ownership, enabling influential decision-making.*

Comprehensive Package:

- *Benefit from an established team, fully equipped premises, and a well-oiled operational framework.*

5 | Ownership Opportunity Package.

Unlock success with this all-inclusive ownership opportunity.

