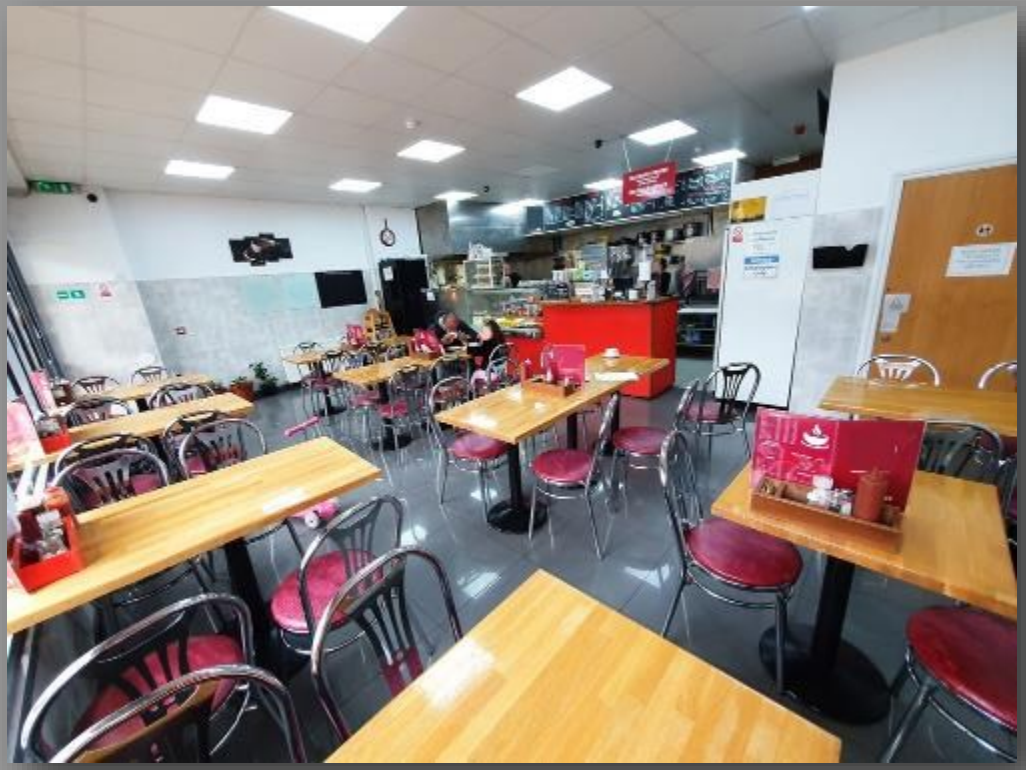
REF: C2709

PPS
BUSINESS TRANSFER AGENTS

CAFÉ FOR SALE IN GREENWICH, LONDON
FULL A3 & ALCOHOL LICENCE (2300)
COUNCIL LEASE - RENT ONLY £10,200 PER ANNUM
TURNOVER £3,500 PER WEEK TRADING 0700 – 1600 (SEVEN DAY)

GREENWICH, LONDON - REDUCED £69,995 LEASEHOLD + SAV





- TURNOVER £3,500 + PER WEEK
- RENT £10,200 PER ANNUM
- NIL RATES TO PAY
- 14 YEAR LEASE (6 REMAIN)
- A3 & ALCOHOL LICENCE (2300)
- 900 SQ.FT (APPROX.)

REF: C2709

PPS
BUSINESS TRANSFER AGENTS

LOCATION

This business occupies a superb position within a residential housing estate shopping square with little to no competition and is opposite a playground within this well known built-up town within the London Borough of Greenwich.

THE BUSINESS

The business has been trading as a café for over 30 years, fully establishing itself within the community and ideally situated within a square shopping parade with little to no competition and free all-day parking. The premises also holds a full A3 and alcohol licence and currently offers very little takeaway, giving great potential for the new owner. Currently, the business is achieving a TURNOVER OF CIRCA £3,500 PER WEEK working seven days a week 0700 – 1600 (0900 – 1500 Sunday), but has excellent potential to increase the trade, as the business would easily operate longer trading hours, as well as expanding the menu for evening trade.

RATES

We are informed by the seller they pay: Nil rates. *We insist all interested parties make their own enquiries regarding business and or council tax rates.

TURNOVER

We understand from our vendor client that the current turnover averages at £3,500 per week, working on an excellent profit margin.

TRADING HOURS

Seven days a week 0700 – 1600

REASON FOR SALE

Our vendor is reluctantly selling the business due to a need to retire. The sale is to include all the equipment. Naturally, a full inventory list will be provided at the point of sale.

LEASE

The premises are held on a 14 year secure 1954 act renewable council lease with 6 years remaining. CURRENT RENTAL OF JUST £10,200 PER ANNUM.

THE PREMISES

Internally the business is immaculately presented and fitted throughout, holding a 5-STAR HYGIENE RATING. Benefits include: electric roller shutter, large window display, 10 external covers, 40 + internal covers, a fully fitted kitchen with an extractor canopy with a full induction system, tiled flooring throughout, griddle, range cooker, microwaves, Bain Marie, double serve over with fridge compartments, coffee machine, coffee grinder, stainless steel work surfaces, commercial dishwasher, stainless steel sink, range of fridges and freezers, till system. Separate WC. Access to the rear courtyard, car access, and separate storage areas.

STAFF

Vendor operated with the help of 1 x chef and a range of 2-3 part-time waiter staff.

LEGAL FEES

Each party is to cover their own legal fees and 50% contribution to all landlord costs, or otherwise negotiated as part of the sale.

PRICE

We are instructed by our Vendor to offer this business for sale, AT THE REDUCED PRICE OF £69,995 priced to reflect the remainder of the renewable lease, goodwill, and fixtures and fittings. Stock to be purchased at valuation.

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PPS
BUSINESS TRANSFER AGENTS









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'Our business is selling your business'

Essex (Head Office)
01702 667 111

London
020 3627 1110

Kent
01634 505 110

www.paviourpropertyservices.co.uk / info@paviourpropertyservices.co.uk