REF: M3126

PPS
BUSINESS TRANSFER AGENTS

STATE OF THE ART ESCAPE ROOMS BUSINESS
FULLY DESIGNED AND FITTED BY A 'PARAMOUNT FILM'-AFFILIATED COMPANY
3 FULLY OPERATIONAL, MULTIPLE AREA, MECHANICAL & HYDRAULIC ROOMS WITH A 4TH ROOM READY TO EXPAND - STAFF RUN - TURNOVER £125,000 – NET PROFIT £20,000

SOUTH EAST LONDON - REDUCED TO SELL £59,995 LEASEHOLD + SAV





- TURNOVER £125,000 PER ANNUM
- RENT £27,000 + VAT PER ANNUM
- RATES £2,280 PER ANNUM
- 5 YEAR LEASE (2 REMAIN)
- NET PROFIT £20,000
- 2,000 SQ.FT (APPROX.)

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LOCATION

The business is superbly situated in the Town Centre next to a large car park and surrounded by supporting businesses, including restaurants, bars, multiple screen cinema, and nationally branded supermarkets, producing a high level of footfall within this popular and easily accessible part of SOUTH EAST LONDON.

THE BUSINESS

This escape room has been trading for over 6 years, fully establishing itself within the local community as well as attracting clients from the surrounding areas and further, as the business is easily accessible and has ample parking within the Town. Our vendors invested over £100,000 in the creation of the business that, included a professional film studio company to design and fit the 3 high-quality, unique escape rooms (4th ready to be used) with each one expanding into multiple areas, with moving parts, hydraulics, music, lighting and much more, giving a unique gaming experience. They are NOT just a locked room with four walls.

RATES

We are informed by the seller they pay: £2,280 per annum. *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 £125,000 per annum, based on the business BEING STAFF-RUN and working on an excellent profit margin, YIELDING OUR CLIENTS A NET PROFIT OF CIRCA £20,000 per annum.

TRADING HOURS

The business is open seven days a week, opening hours will be dependent upon booked games, and our vendor client has a fully functioning website with an online booking system.

REASON FOR SALE

After 7 years of running the business, our vendor is reluctantly selling the business due to a need to concentrate on other business interests. The sale is to include all the equipment. Naturally, a full inventory list will be provided at the point of sale.

LEASE

We understand from the vendor that the premises are held on a 5-year lease with 2 years remaining. Current rental of £27,000 + VAT per annum. Rent Review – September 2026.

THE PREMISES

Internally the business is well-presented and fully equipped for trade, EXPANDING OVER TWO FLOORS OVER 2,000 SQ.FT (APPROX.), and really must be viewed to appreciate the quality and uniqueness of the three escape rooms, each has multiple rooms and levels, and a separate Game Masters Office, with full CCTV and control over the rooms. The premises is entered off High Street into reception, with three separate locker pods for client's valuables, two escape rooms on the ground floor, two on the second floor, and WC. The business has a whole host of fittings, furnishings, TV displays, and other things, creating the atmosphere needed for incredible gaming experiences. The premises must be viewed to be fully appreciated.

STAFF

Staff run business; our vendor client doesn't work full time in the business. 2-4 members of staff depending on weekdays and Weekends – STAFF COSTS: £3,000 PER MONTH.

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 £59,995 priced to reflect the remainder of the lease, goodwill, and abundance of quality equipment, fixtures and fittings. Stock to be purchased at valuation.

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'Our business is selling your business'

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