

REF: C3093

OVER LOOKING THE RIVER THAMES - RARELY AVAILABLE RESTAURANT
CURRENTLY EVENING TRADE ONLY TURNOVER £10,000 PER WEEK
STAFF RUN – MASSIVE 'HANDS ON' OPPORTUNITY
£300,000 REFURBISHMENT IN 2021



SOUTH EAST LONDON— REDUCED £199,995 LEASEHOLD + SAV



- TURNOVER £10,000 PER WEEK
- RENT £42,960 PER ANNUM
- RATES £1,980.80 PER ANNUM
- 15 YEAR LEASE (12 REMAIN)
- A3, A5 & ALCOHOL LICENCE (2300)
- 2,500 SQ.FT (APPROX.)

LOCATION

This business occupies a rarely available detached triple-fronted premises overlooking the Thames Estuary on a boardwalk overlooking some of London's most iconic landmarks, just 5 minutes away from major events venues and surrounded by developments of sky-rise flats within this popular part of SOUTH EAST LONDON.

THE BUSINESS

This business occupies a rarely available detached triple-fronted premises overlooking the Thames Estuary on a boardwalk overlooking some of London's most iconic landmarks, just 5 minutes away from major events venues and surrounded by developments of sky-rise flats within this popular part of SOUTH EAST LONDON. Our clients extensively refurbished the premises to a high standard in 2021, spending over £300,000 having taken over a newly built commercial premises. The restaurant renovation is a high spec, and our clients put a lot of time and energy into the build as they expected to run the business for many years. We would urge any serious restaurateur looking to buy a trading business to make immediate arrangements to view, as the business is well-presented and fully equipped for trade, & given the location would be ideal for Weddings – as our vendor has already got bookings for 2024/2025.

RATES

We are informed by the seller they pay: £1,980.80 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 £10,000 per week, working on an excellent profit margin.

TRADING HOURS

Five days a week Wednesday—Friday 1700 – 2200 Saturday & Sunday 1200- 2200
Monday & Tuesday - CLOSED MASSIVE POTENTIAL

REASON FOR SALE

Our vendor client is reluctantly selling the business due to a sudden change in circumstances that has forced our vendor clients to sell due to a need to relocate. 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 15 year secure 1954 act renewable lease with 12 years remaining. Current rental of £42,960 per annum.

THE PREMISES

Benefits include: Triple-fronted premises overlooking the RIVER THAMES, glass frontage to three aspects overlooking the water, alfresco dining to the front for 20 covers overlooking the water, ample room for up to 120 covers, fully fitted commercial bar, two open plan fully fitted commercial kitchens, both equipped with extractor canopies and full induction system, separate male and female toilets, wooden flooring throughout, separate preparation and wash up room, separate storage room.

STAFF

Vendor operated with five full and part-time staff members. STAFF COSTS: £2,000 PER WEEK.

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 £199,995 priced to reflect the remainder of the renewable lease, goodwill, and fixtures and fittings. Stock to be purchased at valuation.





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*‘Our **business** is selling your **business**’*

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