

REF: C3205

INDIAN RESTAURANT- FOR SALE - BROMLEY, LONDON
FULL A3 & ALCOHOL LICENCE (2300) - TURNOVER £5,000 PER WEEK
ESTABLISHED OVER 8 YEARS - SAME OWNER'S HANDS
RETIREMENT SALE – HUGE EXPANSION FOR NEW OWNER

OFFERS CONSIDERED - MUST BE SOLD

BROMLEY, LONDON - £79,995 LEASEHOLD + SAV



- TURNOVER £5,000 PER WEEK
- RENT £31,000 PER ANNUM
- RATES £3,500 PER ANNUM



- 10 YEAR LEASE (2 REMAIN)
- A3 & ALCOHOL LICENCE (2300)
- 1,000 SQ.FT (APPROX.)

LOCATION

This business occupies an excellent position on the very busy and affluent High Street in BROMLEY, LONDON. The High Street boasts a vibrant night life, with the area surrounded by wealthy housing estates.

THE BUSINESS

Our vendor client has operated this business for over 8 years, starting it from scratch having acquired the location and completely refurbished the premises into this beautifully fitted modern Indian restaurant that benefits from full A3 and alcohol licence (2300). Our vendor client is generating a turnover of circa £5,000 + PER WEEK (80% Restaurant / 20% Takeaway), as well as regularly offering private events and parties throughout the year that boosts the income. Our vendor client wishes to retire from the trade having been in the restaurant industry for many years, and offers this ideal restaurant just waiting for a new owner to expand.

RATES

We are informed by the seller they pay: £3,500 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 £5,000 PER WEEK, working on an excellent profit margin.

TRADING HOURS

Monday: 1200 - 1500 / 1800 - 2100. Wednesday - Thursday: 1200 - 1500 / 1800 - 2200. Friday & Saturday: 1200 - 1500 / 1800 - 2230. Sunday: 1300 - 2100. CLOSED Tuesday.

REASON FOR SALE

Retirement.

LEASE

The premises are held on a 10 year lease with circa 2 years remaining (April 2027). Current rental of £31,000 per annum. We understand from the owner, that the landlord is happy to provide a new lease. Call for further details.

THE PREMISES

Internally, the business is well-presented and fully equipped for trade. Benefits include: Glass frontage, CCTV, ornate features, wooden flooring, 40 internal covers, fully fitted bar, separate WC, fully fitted commercial kitchen with extractor canopy and full induction system, Tandoori Oven, Combination Oven, range of associated equipment, separate store rooms, range of Foster fridges and freezers.

STAFF

Vendor operated with the help of a range of part and full time staff members that fluctuate throughout the week, busy nights (Friday & Saturday) 4 kitchen staff and 4 front of house. STAFF COSTS: £2,300 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 £79,995 - OFFERS CONSIDERED - priced to reflect the remainder of the lease, good-will, and fixtures and fittings. Stock to be purchased at valuation.







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

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