

REF: C3278

HIGH END SHISHA LOUNGE & RESTAURANT FOR SALE – CHINGFORD / WOODFORD AREA

PREMIUM FITOUT & HUGE GROWTH POTENTIAL

TURNOVER £8,000 PER WEEK – STAFF-RUN OPERATION

HUGE DOUBLE FRONTED 2,400 SQ.FT PREMISES

120 INTERNAL COVERS + 40 COVER HIGH END SHISHA LOUNGE

CHINGFORD / WOODFORD AREA – £249,995 LEASEHOLD + SAV



- TURNOVER £8,000 PER WEEK (STAFF RUN)
- SUPERBLY FITTED THROUGHOUT
- RATES £11,000 PER ANNUM
- 21 YEAR LEASE (20 REMAIN)
- A3, A5 & ALCOHOL LICENCE (MIDNIGHT)
- 2,400 SQ.FT (APPROX.) + REAR SHISHA LOUNGE

## LOCATION

Situated in the highly sought after and affluent Chingford / Woodford Area, this impressive venue benefits from strong footfall and constant passing trade, positioned just moments from the local train station that links directly into Central London. The surrounding neighbourhood is well known for its premium demographics, high disposable income and consistent demand for quality hospitality venues, making this an exceptional trading position for a high end shisha lounge, bar and restaurant.

## THE BUSINESS

This is an exceptionally high-end shisha lounge, bar and restaurant, created with a level of investment and interior specification rarely seen on the market. Our vendor has spent in excess of £300,000 delivering a designer-grade fitout throughout, including a fully equipped commercial kitchen, two premium bars, a canopy covered shisha lounge, luxury seating, bespoke lighting and a striking double fronted layout across approximately 2,400 sq.ft. The venue offers 120 internal covers plus a 40 cover shisha lounge, alongside six private parking spaces to the rear — a turnkey hospitality environment ready for immediate operation.

Despite the scale and quality of the build, the business is currently staff run, generating around £8,000 per week, leaving substantial headroom for a hands on owner operator to drive performance, expand service, and fully utilise the site's capacity and licences. The vendor is reluctantly selling due to personal circumstances, creating a rare opportunity to acquire a premium, fully fitted venue in a highly affluent commuter belt location.

## RATES

We are informed by the seller they pay: £11,000 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 £8,000 PER WEEK, working on an excellent profit margin. - STAFF RUN NEED OWNER OPRATOR

## TRADING HOURS

Monday, Wednesday, Thursday 1230 –1500 / 1700 –2200.  
Friday & Saturday 1500 –2300 . Sunday 1200 –2000.

## REASON FOR SALE

Forced sale - open to offers - must be sold - call for details.

## LEASE

The premises are held on a 21 year lease with 20 years remaining. Current rental of £60,000 per annum. With the optional addition of £12,000 per annum for the Shisha Lounge /Garden which is on a separate lease.

## THE PREMISES

Internally the business is well-presented and fully equipped for trade. Benefits include: Double fronted premises with multiple entrance's and by folding doors fully opening in summer onto purpose built canopy to front with ample room for 20 external table and chairs overlooking High Street, CCTV, air-conditioning, fully fitted bar with show piece shelving and range of equipment, ample room for 120 internal covers, waiter station, separate toilets, two way access to Shisha Lounge with ample room for 40 covers and its own fully fitted bar. Fully fitted commercial kitchen with extractor canopy and full induction system, wide range of top of the range equipment, fittings and associated items. The fitout is extraordinary and really must be viewed!

## STAFF

Staff run business; our vendor client doesn't work full time in the business. 3 full time staff members with the assistance of wide 3-6 part time staff members doing split shifts over busy periods. STAFF COSTS: £2,400 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 (MUST BE SOLD OPEN TO OFFERS)

We are instructed by our Vendor to offer this business for sale, AT THE PRICE OF £249,995 priced to reflect the incredible refurbishment, remainder of the lease, goodwill, and fixtures and fittings. Stock to be purchased at valuation.



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