

REF: C3281

ARTISAN BAKERY & DISTRIBUTION UNIT – FOR SALE – EAST LONDON
HIGH TURNOVER WORKING ON EXCEPTIONAL PROFIT MARGINS
OVER £100,000 WORTH OF EQUIPMENT INCLUDED
14 YEARS ESTABLISHED ‘OVEN READY’ BUSINESS CONCEPT

EAST LONDON – £149,995 LEASEHOLD + SAV



- HIGH TURNOVER (IDEAL FOR MANAGEMENT STRUCTURE)
- RENT £30,000 PER ANNUM
- RATES £9,960 PER ANNUM
- PRODUCTION UNIT WITH OVER £100K WORTH OF EQUIPMENT
- BRAND NEW 6 YEAR LEASE
- 1,200 SQ.FT (APPROX.)

LOCATION

Situated in a well-connected part of East London, the site offers easy access for staff, suppliers and deliveries, with convenient parking and strong local foot traffic. Major East London roads are close by, providing fast links for distribution and making this an ideal position for any production led bakery operation.

THE BUSINESS

This long established artisan bakery and distribution operation has been refined over 14 years and is offered as a fully equipped, high margin production facility yielding a significantly high turnover, ideal for a owner operator management structure (full turnover will be disclosed after signing NDA—please call for further details) . All baking, preparation and distribution is carried out on site, supported by over £100,000 worth of high quality equipment and a proven, efficient workflow. The business produces its own breads, pastries and baked goods at exceptionally low input cost — for example, a loaf costing approximately £0.51 to produce retails at £4.00 — clearly demonstrating the strength of the model and the profitability available to an operator.

The sale includes the full business concept, recipes, production methods, systems and staff (if required), enabling a buyer to step directly into a successful, scalable operation. The existing brand name is not included, allowing a buyer to rebrand and operate under their own identity while benefiting from a well established, high-performing production facility in East London.

RATES

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

TURNOVER

High margin production facility yielding a significantly high turnover, ideal for a owner operator management structure (full turnover will be disclosed after signing NDA—please call for further details)

TRADING HOURS

Monday – Saturday 0730 – 1630. Sunday 0900 – 1530.

REASON FOR SALE

After 14 successful years, the owners are now selling due to a change of lifestyle and a planned move out of London.

LEASE

The premises are held on a 6 year lease with 1 years remaining. Current rental of £30,000 per annum. We understand from our seller client that the landlord is willing to offer a BRAND NEW 6 YEAR LEASE with favourable rent terms - Full terms to be negotiated.

THE PREMISES

Internally the business is well-presented and fully equipped to a high standard for trade with a wide range of bakery equipment worth over £100,000. We hold a full equipment list—please call for further details.

STAFF

1 x vendor operated with the assistance of 5 full-time staff members.
STAFF COSTS: £3,000 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 PRICE OF £149,995 priced to reflect the goodwill (not business name - concept, recipes, production methods, systems and staff -if required is included in the sale), and fixtures and fittings. Stock to be purchased at valuation.





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

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