

REF: C3290

PRIVATE EVENTS VENUE RESTAURANT & BAR - FOR SALE – LEYTONSTONE, EAST LONDON

£10,000 + WEEKLY TURNOVER

HIGH—SPEC PREMIUM REFURBISHED INTERIOR

UP TO 60 COVERS ACROSS RESTAURANT & PRIVATE REAR GARDEN

2AM WEEKEND ALCOHOL LICENCE – E CLASS USE

LEYTONSTONE, EAST LONDON – £299,995 LEASEHOLD + SAV



- TURNOVER £10,000 + PER WEEK (PRIVATE EVENTS)
- RENT £23,000 PER ANNUM INC ELECTRIC
- RATES JUST £720 PER ANNUM

- 15 YEAR 1954 ACT LEASE (10 REMAIN)
- 'E CLASS' & ALCOHOL LICENCE (2300)
- IDEAL PRIVATE HIRE EVENTS VENUE

LOCATION

Positioned on a key crossroads in Leytonstone / Bushwood, this venue sits on an extremely busy, affluent and highly sought-after High Street with constant high footfall from morning through late evening. The area benefits from strong local spending power, a vibrant hospitality scene and close proximity to the station, making it a prime East London trading position for a premium private events venue.

THE BUSINESS

This is a beautifully built private-hire events venue generating £10,000 + per week from a simple, high-margin model: £100 per person for exclusive use, with alcohol charged separately. The owner has perfected the format — every event is pre-booked, numbers are guaranteed, and profitability is locked in before guests even arrive. With capacity for up to 60 covers across the main restaurant and the redesigned rear garden, the venue attracts birthdays, engagements, cultural celebrations and premium private dining groups who value privacy, atmosphere and a high-spec setting. The business has become a go-to events space in Leytonstone, known for its quality, reliability and the owner's meticulous attention to detail.

The story behind the venue is a major USP. When the owner took over, the premises were an empty shell. She invested heavily from her own personal funds to create a space built to last — new flooring, full electrical installation, CCTV, glass frontage, shutter, sound system, a fully fitted bar, and a complete transformation of the garden into a stunning indoor/outdoor area. Every inch of the venue was designed to a very high standard, reflecting her intention to stay long-term. After five successful years, she is now selling purely due to family commitments and running a second business, making this a rare opportunity to acquire a turnkey, high-spec events venue with a proven revenue model and strong local reputation.

RATES

We are informed by the seller they pay: £720 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. Please call for further details.

TRADING HOURS

Private hire events Wednesday - Sunday. Monday & Tuesday Closed.

REASON FOR SALE

Selling purely due to family commitments and running a second business

LEASE

The premises are held on a 15 year 1954 act lease with 10 years remaining. Current rental of £23,000 per annum. Next rent review 2027.

THE PREMISES

Internally the business is immaculate well-presented and fully equipped for trade. Benefits include: Electric shutter, glass frontage, CCTC, sound system with integrated mic, TV display screen, fully tiled flooring, ample room for 30 + internal covers, fully fitted bar, drinks display chiller, kitchen with extractor system, electric hob, work surfaces, double fridge & freezer, dishwasher, shelving to walls, electric oven, tiled splashback, tiled flooring. Storage with hot water tank and boiler. Separate WC. Rear garden terrace area, fully paved, ample room for 30 + covers, two storage areas ample shelving, Griddle & BBQ, range of fridges and freezers.

STAFF

Vendor operated with the help of full time : 1 x chef, 1 x bar, 2 x Bar and Kitchen assistances, and a range of 4 x part time staff members depending on events.

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 £299,995 priced to reflect the extensive remainder of the 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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