

REF: CNO3313

INDEPENDENT FOOD STORE, DELI & OFF LICENCE FOR SALE - NORTH LONDON
TURNOVER CIRCA £6,000 PER WEEK - EST. 13 YEARS
OFF LICENCE UNTIL 2300 - APPROX. 1,100 SQ.FT PREMISES
PRIME HIGH STREET LOCATION - HUGE POTENTIAL FOR GROWTH



FINSBURY PARK / HORNSEY AREA - £79,995 LEASEHOLD + SAV



- TURNOVER £6,000 PER WEEK - 40% GROSS PROFIT
- RENT £22,400 PER ANNUM
- RATES £6,800 PER ANNUM

- 15 YEAR LEASE (3 REMAIN)
- A1 & OFF LICENCE (2300)
- 1,100 SQ.FT (APPROX.)

LOCATION

Occupying a prime trading position within a vibrant and highly sought-after North London neighbourhood, the business benefits from substantial daily footfall, excellent visibility and a large, affluent residential catchment. Ideally situated between the popular Hornsey and Finsbury Park areas, the location continues to benefit from ongoing residential development, attracting increasing numbers of young professionals and families to the area.

THE BUSINESS

Established for 13 years, this highly regarded independent food store, deli and off licence has built an excellent reputation for offering a carefully curated range of local produce, artisan foods, speciality groceries, craft beers, premium wines, fresh bakery products and everyday essentials. The business enjoys a loyal and repeat customer base, benefiting from a distinctive brand identity and a strong reputation for quality products that are often unavailable through larger supermarket chains.

The business currently achieves a turnover of approximately £6,000 per week whilst trading relatively limited hours compared to its permitted licence. With an established trading foundation, quality fit out, off licence permission until 2300 and increasing local demand driven by ongoing residential development, the business offers significant scope for a new owner to further develop the operation through extended opening hours, enhanced online sales, home delivery, expanded alcohol sales, grab-and-go food offerings and a broader speciality product range.

RATES

We are informed by the seller they pay: £6,800 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 £6,000 PER WEEK, working on an 40% gross profit excellent profit margin.

TRADING HOURS

Monday – Saturday 0800 – 2030. Sunday 0800 – 1900.

REASON FOR SALE

Partnership split.

LEASE

The premises are held on a 15 year 1954 act lease with 3 years remaining. Current rental of £22,400 per annum.

THE PREMISES

Internally, the business is well-presented and fully equipped for trade. Benefits include: electric shutter to front, large window with display to High Street, triple length trade counter, coffee machine, coffee grinder, tiled splashback, with ample work surfaces, storage and shelving to walls, air-conditioning, CCTV throughout, tippie length display chiller, wall to wall shelving for display of produce, central pallets styles displays, range of drinks display chillers, area to the rear devoted to craft beers and unique wines and spirits, wall to walls shelving. Separate store rooms and wash up area, separate owners office.

STAFF

Vendor operated with the help of some part time staff members.

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 £79,995 priced to reflect the 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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