REF: C3327

PPS
BUSINESS TRANSFER AGENTS

AWARD-WINNING HAWAIIAN RESTAURANT & COCKTAIL BAR - WEST LONDON
EST. OVER 7 YEARS BY SAME OWNER – FULL A3 & ALCOHOL LICENCE (2300)
FRANCHISE & MULTI-SITE EXPANSION POTENTIAL
TURNOVER £5,000 PER WEEK – NET £50,000 PER ANNUM
FULL HANDOVER BY CURRENT OWNER

WEST LONDON - £124,995 LEASEHOLD + SAV





- TURNOVER £5,000 PER WEEK—NET £50,000 PER ANNUM
- RENT JUST £18,000 PER ANNUM
- NIL RATES FROM APRIL 2027
- BRAND NEW 15 YEAR LEASE
- A3 & ALCOHOL LICENCE (2300)
- 800 SQ.FT (APPROX.)

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LOCATION

Occupying a highly prominent corner position within a busy and desirable area of West London, the business benefits from excellent visibility directly adjacent to a major pedestrian crossing. Surrounded by a strong mix of residential, commercial and passing trade, the location has played a key role in establishing the business as a well-known and popular destination with both loyal local customers and visitors alike.

THE BUSINESS

Established by the current owner over seven years ago, this award-winning restaurant has been carefully developed into a highly regarded hospitality brand with a loyal customer following and a strong reputation for its unique food offering, exceptional cocktails and commitment to environmentally sustainable practices. The business generates turnover of approximately £5,000 per week whilst trading just six days per week between 12pm and 9pm, producing net profits in the region of £50,000 per annum. The business benefits from a full A3 consent, alcohol licence until 11pm, delivery platforms already in place and substantial scope to increase revenues through extended trading hours and further marketing.

What truly sets this opportunity apart is its significant expansion potential. The owner originally created the concept with the intention of building a multi-site operation and future franchise network, and the business is now perfectly positioned for an ambitious buyer to take it to the next level. The sale is only being driven by a forced relocation and is genuinely a reluctant disposal. To ensure a seamless transition, the owner is prepared to provide an extensive six-month handover period and will fully transfer all recipes, operational systems, supplier relationships and the proven business model, presenting a rare opportunity to acquire a profitable and established brand that is ready for rapid expansion.

RATES

We are informed by the seller they currently pay: £6,500 per annum. However, we understand from the seller in April 2027 the rates will be reduced to nil. *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 – Saturday 1200 – 2100. Sunday—CLOSED.

REASON FOR SALE

Forced retirement due to relocation.

LEASE

We understand from our vendor client that the landlord is willing to offer a BRAND NEW 15 YEAR LEASE. Current rental of £18,000 per annum.

THE PREMISES

Internally the business is well-presented and fully equipped for trade. Benefits include: corner plot, ample room for 30 + internal covers, CCTV, air-conditioning, fully fitted bar with a wide range of associated items. Fully fitted commercial kitchen with extractor canopy and full induction system, range of fridge and freezers, wide range of equipment, and associated items.

STAFF

Vendor operated with the help of 2-3 part and full time staff. STAFF COSTS: £TBC

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 £124,995 priced to reflect the new lease, equipment, six month vendor hand over (if required) goodwill, and fixtures and fittings. Stock to be purchased at valuation.

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'Our business is selling your business'

Essex (Head Office)
01702 667 111

London
020 3627 1110

Kent
01634 505 110

www.paviourpropertyservices.co.uk / info@paviourpropertyservices.co.uk