

BUSINESS FOR SALE

Café & Takeaway

LEISTON

69 High Street, IP16 4BX



6 Market Place
Halesworth
SUFFOLK IP19 8BA

01986 872500
www.fennel.co.uk



LOCATION

Leiston is situated approximately 4 miles to the east of Saxmundham and the A12, and 4 miles to the north west of Aldeburgh. The A12 provides road communications with the county town of Ipswich, which is 25 miles to the south.

DESCRIPTION

The property is in a prime highly visual location in the town, with plenty of pedestrian and vehicle passing trade and close to a public carpark

The property has large glazed frontage, with an initial retail area of 31.8sqm leading to 105sqm of seating offering 28 covers.

BUSINESS

Located in the heart of Leiston, the owners have been trading for 15 years in the town, moving from smaller premises in the High St to this newly renovated premises 10 years ago. This well presented and popular restaurant was opened by the present owners 10 years ago, and although the business is thriving and enjoys a strong reputation it is time for the business to be passed on to a new enthusiastic "Foodie" entrepreneurs.

VIEWING Strictly by appointment through this office with:

Jonathan Carman MRICS
01986 872034
07973 235057
jonathan@fennel.co.uk

These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract.
All prices are quoted exclusive of VAT which may be payable. Regulated by the RICS

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INTERNAL DETAILS

The Restaurant:

There are 28 covers in the restaurant, and a takeaway counter accessed from the entrance, for customers in a hurry.



LICENCE

The property has a Premises Licence granted by the relevant local authority. It is a requirement of the Licensing Act 2003 that properties retailing alcohol have a designated premises supervisor who must be the holder of a Personal Licence. Prospective purchasers are advised to take the appropriate specialist advice.

FIRE RISK ASSESSMENT

We have assumed that a suitable and sufficient Fire Risk Assessment has been carried out. Under the Regulatory Reform (Fire Safety) Order 2005 this assessment needs to be recorded in writing where there are five or more employees, the property is under enactment of a licence or where an alteration notice has been served.

SERVICES

Mains water, electricity, gas and drainage are available. None of the services, including heating, plumbing or electrical systems (nor appliances) have been tested by the Selling Agents.

LOCAL AUTHORITY

East Suffolk District Council, Marina, Lowestoft, NR32 1HH Tel 01502 562111

Rateable Value - £6,700

EPC

EPC Energy Performance Certificate is Band B (50)

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BUSINESS

This well presented and popular restaurant and takeaway.

The business currently is open 5 days a week, and the restaurant is open from 08.00—14.00, for breakfast and lunch, with scope for later opening times.

The owners have also promoted evening events such as theme nights private parties and take aways. This part of the business has great opportunities to double turnover with alcohol license and expansion of major developments in the local area in the near future. This is a popular and ready to go investment opportunity.



TRADING INFORMATION

Sales for the year end 31st January 2022 showed a turnover of £78,748 (exc. VAT) which has seen a year on year increase with a very strong and improving net profit.

PRICE

Offers are invited in the region of £50,000 for the lease and business. (All kitchen appliances and fixtures & fittings are included, however the stock is excluded and will be valued at the time of sale)

The lease for the business is for 10 years, at a rent of £15,000pa, payable monthly in advance.



LEGAL COSTS

Both parties are to pay their own legal costs incurred in this transaction.

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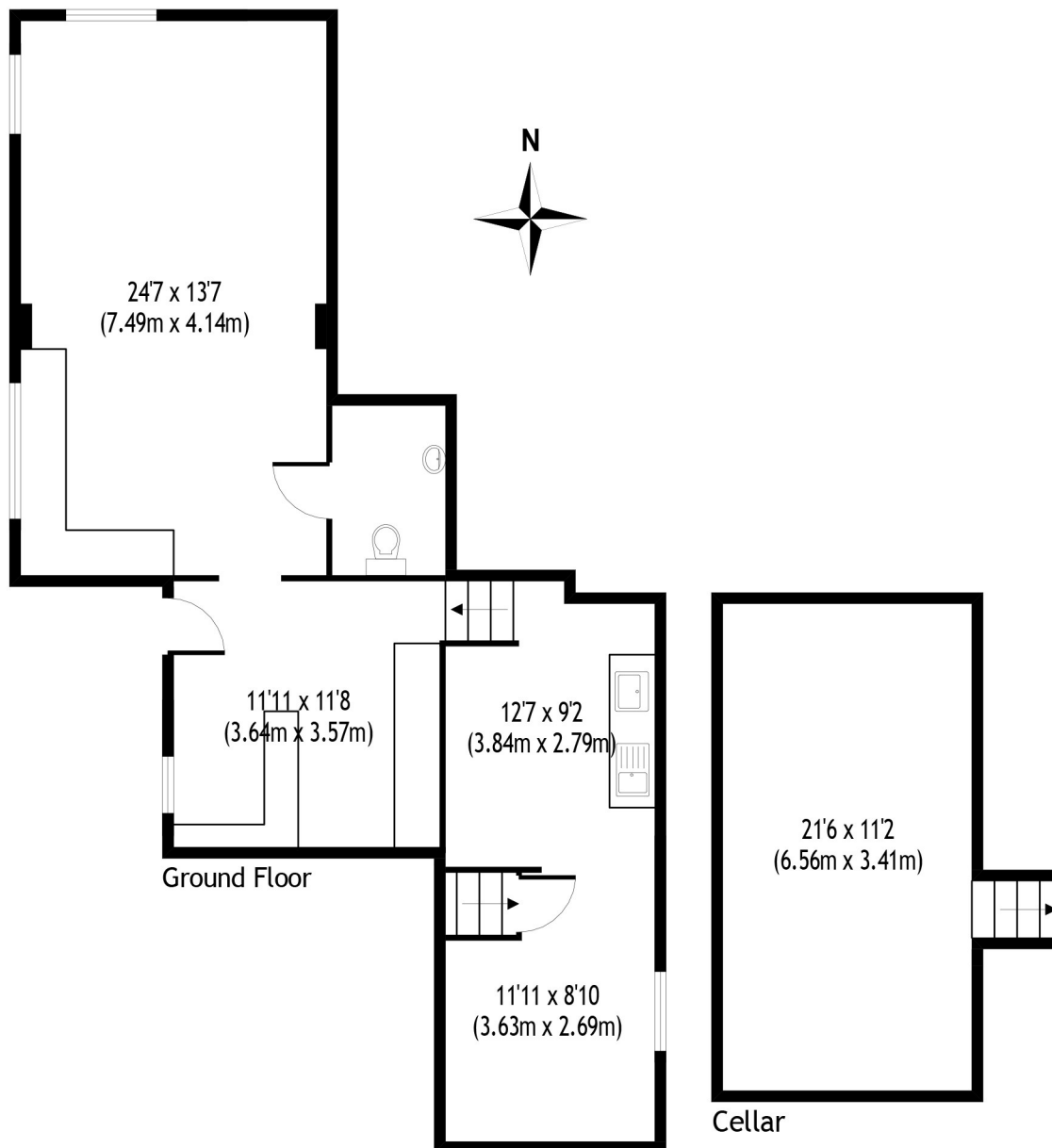


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69 High Street, Leiston
Approx. Gross Internal Floor Area - 976 Sq ft / 91 Sq M



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Fennel, their clients and any joint agents give notice that:

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fennel have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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