

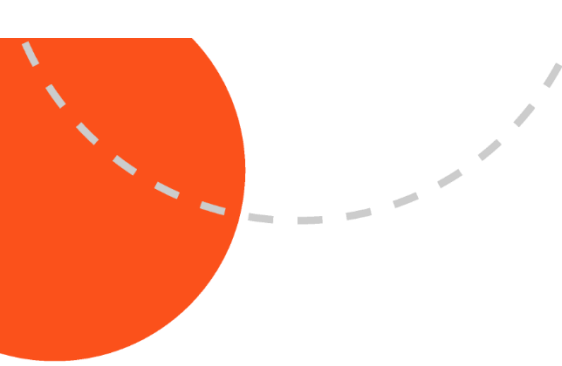


## Caribbean Restaurant Business in South Essex

Business Sale or Investment / Price: £16,500 Leasehold / Tel: 01702 207720

**amos**





This is an interesting opportunity for both investors and purchasers looking to buy a very well located catering business, our client is very flexible on the basis of the sale, let us explain further. The sellers have operated a **Caribbean Restaurant** from this unit since July 2023 building a regular client base attracted by the standard of the cooking and bright, cheery customer service, in some ways the business has proved too successful since establishment meaning that the seller is often over committed due to the demands of both cooking and serving with only a very part time/casual member of staff to assist. Ideally they would like to attract an investor able to take the business to the 'next level' but they appreciate that other interested parties may well require 100% ownership of the business to run themselves going forwards. Both options are available. The commercial kitchen is very neutral in culinary style so would suit many other catering uses including a cafe, tea room or bistro. General decoration and fittings are very well presented.

Location wise, the premises are in a very busy, main shopping area position with significant passing trade, both pedestrian and vehicular. We anticipate significant interest so would suggest an immediate appointment to see inside.

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## Highlights

- / Investment or Full Sale Option Available
- / Busy, Main Road Location
- / Well Decorated Themed Premises
- / 18 Covers + Takeaway Queuing Area
- / Commercial Standard Kitchen
- / Good Local Reputation
- / Perfect First Business

Entrance door with adjacent panel and glazed shopfront to:

### **Restaurant Area /**

**28'6 x 13'2**

Tables and chairs providing 18 covers with plenty of additional space for takeaway queuing, wood floor covering, themed decoration, suspended ceiling and drop lighting, service counter, product display board, fitted base level units with double bowl sink unit, power points, tiled wall areas, wood swing doors leading to kitchen.

### **Customer Toilet /**

**5'1 x 3'3**

White suite comprising of toilet and wall mounted wash hand basin, suspended ceiling.

### **Kitchen /**

**33'4 x 13'2**

Fitted to a commercial standard with a range of stainless-steel catering equipment to include an electric range cooker, preparation tables, freestanding refrigerator, wall mounted three bowl sink unit, three slow cookers, various ancillary equipment. tiled floor, suspended ceiling, door to rear yard, double glazed window to side aspect, power points, access to staff toilet.

### **Terms of Lease /**

The premises are let upon a secure lease at a rent of £12,000 per annum. The current lease has a term of four years unexpired.

### **Income /**

We are advised that the business creates underdeveloped turnover figures in the region of £250 per trading day.

### **Price /**

Sensible offers in the region of **£16,500** are sought for our client's business interest to include equipment, goodwill and leasehold.



We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

### **The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).**

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

