

SUSHI & RAMEN RESTAURANT & TAKEAWAY

NORWICH CITY CENTRE, NORFOLK

REF: R34192E

📞 01603 662 662

✉️ anglia@emfgroup.com

🌐 www.emfgroup.com

COMPLETION OF A NON-DISCLOSURE FORM WILL BE REQUIRED TO RELEASE FURTHER INFORMATION ON THIS LISTING



- Prime Location in Norwich City Centre
- Suitable for Alternative Cuisines
- Attractive Grade II Listed Building
- Set Over 3 Floors
- Limited Competition Locally
- Currently Setup for 36 Covers
- Well Regarded by Customers
- 10 Year Lease (from April 2022)
- A3 Consent with Part A1
- 2022 Turnover in Excess of £400,000 p.a

LEASEHOLD: £85,000

For the benefit of the leasehold, goodwill of the business, fixtures, fittings and equipment. Stock payable in addition on completion at valuation. This is a business for sale as a going concern.

Can we help? Call us on

01603 662 662

INTRODUCTION

EMF are delighted to bring to market this popular and well-regarded Sushi and Ramen restaurant and takeaway, which is situated in a prime city centre location in Norwich. The premises are set over three floors and are presented to an extremely high standard throughout and offers the opportunity for the new owner to either continue and further grow the business, or alternatively to relaunch with their own ideas and cuisines.

THE BUSINESS

The business was setup by the vendors approximately 5 years ago as a Japanese Restaurant and has gone from strength to strength, earning many 5 star reviews on Google Businesses and gaining quite a following on social media. Offering a selection of delicious Japanese dishes, they are known for their freshly prepared Sushi and Ramen and have recently relaunched their website to tie in with the overall theme.

The ever increasing popularity of the business is reflected in the turnover, which was in excess of £400,000 for 2022, with the good level of profit which a business of this type would be expected to enjoy.

With limited competition in the city for this style of cooking, the business has many regular customers, over both lunchtime and in the evenings, as well as with its takeaway offering, which we understand the Council have advised the vendors they can provide as a supplemental service.

With very positive reviews on TripAdvisor and other review websites, it's easy to see why the business is so popular and does so well. It now only comes to market reluctantly as the vendors are wishing to relocate outside of Norwich.

PREMISES

The business is situated in an ideal location in the city centre in St. Giles Street, and is surrounded by other independent restaurants and businesses and enjoys significant footfall past its front door.

The Grade II Listed building is packed with charm and character, providing a quirky layout with feature sash windows, exposed timber beams and a warming fireplace adding to the atmosphere inside.

On the ground floor you will find one of the dining areas, with quality tables, chairs and benches, mood lighting and features connected to the cuisine on offer. To the rear is the main kitchen which provides a range of preparation and cooking areas and equipment, with full extraction installed. A further pantry and storage area leads to the back door providing access to the bin storage area and side access.

Moving upstairs, there is a second dining room with good natural light, providing ample space for a further 20 covers. The customer and separate staff toilets are located on this floor, as is a further storage room. In addition, is a decent sized room which is currently used for drink preparation and washing up, with sink, dishwasher, coffee machine, fridges, microwave and work surfaces.

Lastly, the top floor provides two large additional rooms which are currently used as a staff room and to provide further storage of goods, which have the added benefit of A1 consent should a new owner wish to utilise this.

The premises benefit from air-conditioning on the ground floor, speakers to play ambient music, C.C.T.V throughout, EPOS till system as well as a full alcohol licence.



Energy Performance Certificate
Non-Domestic Building



This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 94 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

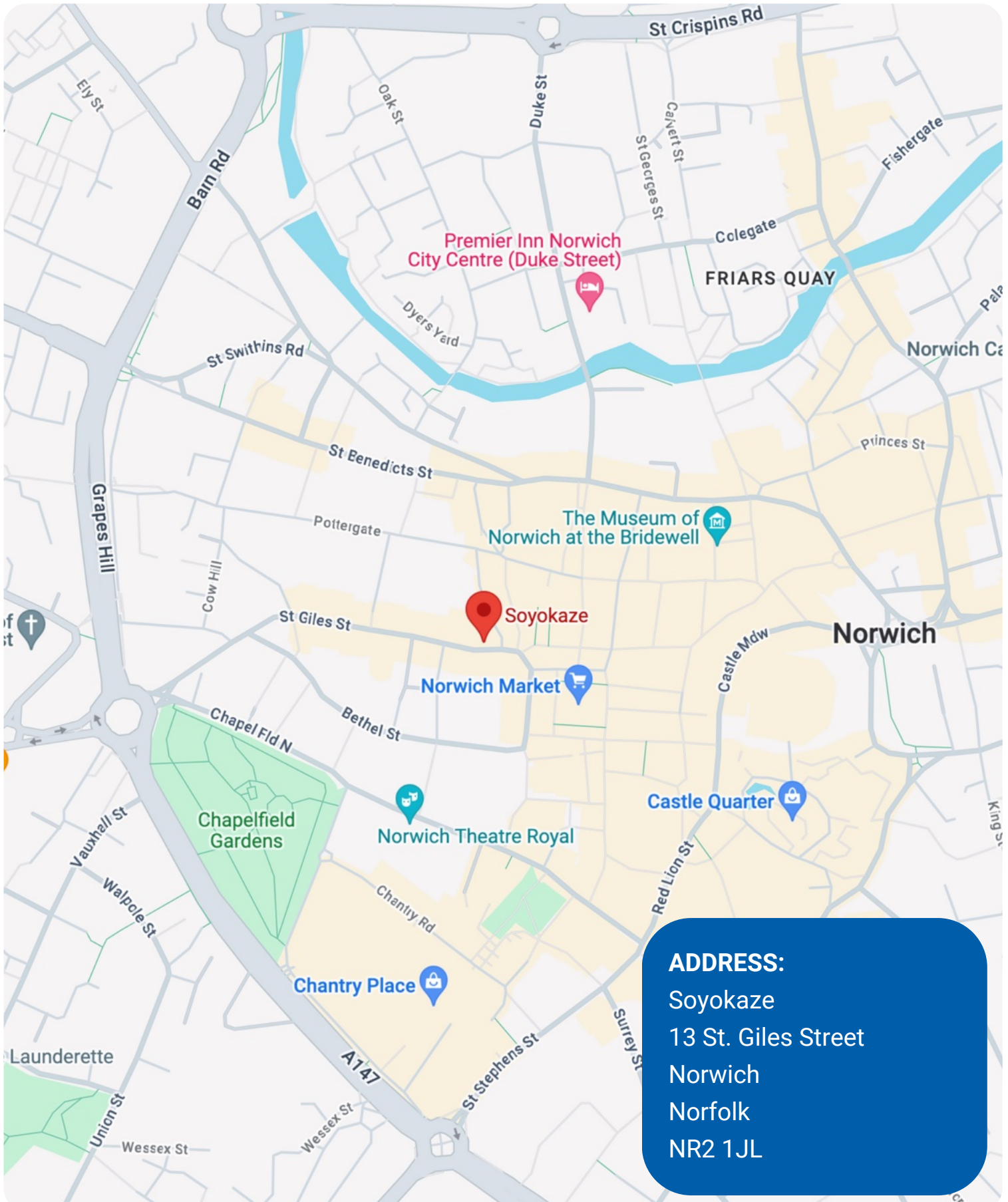
| | |
|--|---------------------------------|
| Main heating fuel: | Grid Supplied Electricity |
| Building environment: | Heating and Natural Ventilation |
| Total useful floor area (m ²): | 167 |
| Assessment Level: | 3 |
| Building emission rate (kgCO ₂ /m ² per year): | 116.65 |
| Primary energy use (kWh/m ² per year): | Not available |

Benchmarks

Buildings similar to this one could have ratings as follows:

35 If newly built

95 If typical of the existing stock



ADDITIONAL INFORMATION

REFERENCE NUMBER

R34192E.

OPENING HOURS

5:30pm to 9:30pm Monday. 12:00pm to 2:30pm and then 5:30pm to 9:30pm Tuesday to Saturday.

TENURE

Leasehold - 10 year lease starting from 27th April 2022. We understand the lease is within the Landlords and Tenants Act 1954.

The purchaser will be responsible for the landlords costs and fees in connection with the assignment of/or the grant of a new lease.

RENT PAYABLE

£19,000 per annum.

RATES PAYABLE

£5,122 per annum.

This information has been provided to us by the vendor and any interested party is advised to enquire of the local authority to check the position with regards to business rates that will apply to a new owner.

STAFF

Two full time, eight part time at the time of instruction.

ENERGY PERFORMANCE CERTIFICATE

'D' rating, certificate reference number 9262-3005-0528-0200-4021.

PRICE

£85,000.

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VIEWING

Call our East Anglia office on (01603) 662 662 to make an appointment.

DISCLAIMER

All measurements and sizes for general guidance only. Please note fixtures, fittings and equipment have not been tested.