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Confidential Order to View

WELL ESTABLISHED PIZZA TAKE-AWAY & DELIVERY

PREMISES CIRCA 1850SQ.FT.

MAIN ROAD, READING - EXPANDING CATCHMENT

LICENSED / HIGH TURNOVER / FULLY STAFF RUN

Viewing Arrangements:

View only by strict prior appointment through Messrs A H Lansley

**Location:-** Well located in parade of six shops on a busy main road with ample parking and in close proximity to growing residential areas of outer Reading. Good mix of trades including Convenience Store / Off License encouraging large footfall. Ample free parking.

**Premises:-** Very Spacious Double Fronted Unit: Sales Area with serve-over counter. Open Plan Kitchen / Preparation Area to the rear where the fresh, made to order pizzas are prepared in full display. Seating for 10. Fitted & equipped to high standard. Authentic Italian feel.

Fully Equipped Commercial Kitchen (Italian wood burning / gas Pizza oven, refrigerated toppings unit, under counter refrigerated units, upright drinks chiller, etc. etc.

Storage / Wash Up area - stainless steel sink, shelving units, chest freezers etc. Cloakroom.

**Lease:-** The premises are held on a 10 year Full Repairing & Insuring Lease expiring 24<sup>th</sup> July 2026 (5 years unexpired from 25<sup>th</sup> July 2021) Rent £18,000 per annum exclusive of rates (5 year review – 25<sup>th</sup> July 2021). No difficulty anticipated over renewal.

**EPC Rating:-** Awaiting.

**Rateable Value:-** £18,750 - this is not the amount you will pay. Please contact local Rating Office for confirmation.

**Staff:-** Fully staffed.

**Business:-** Well Established Italian Pizza Take-Away & Delivery Business (Independent or Franchise option available). High quality menu (award winning pizzas). Variety of Italian Pizzas to choose from (catering to all dietary requirements), Salads, Sides, Wines, Beers & Desserts. Licensed.

Well established and professionally operated. Good Website with easy online ordering.

We are advised that average Sales are in excess of £7,250 weekly with high margins and good profit (circa £75,000 Net Profit - GP 76%). High Home / Office Delivery takings. Trading figures will be available for bona fide applicants.

Easy to run, and ideal for new operator to enjoy immediate profits from Day 1.

Currently trading 7 days per week - lunchtime and evenings.

**Viewing:-** This is a confidential sale, please do not approach business owners or staff directly. Any information given to be held in strict confidence.

PRICE REQUIRED FOR GOODWILL, LEASE, EQUIPMENT AND FURNISHINGS:-

£120,000

**REF: DT5168**

N.B. APPLICANTS REQUIRING ADDITIONAL INFORMATION INCLUDING LOCATION ARE REQUESTED  
TO SIGN & RETURN THE ATTACHED NDA.

NOTE: Particulars are as supplied by vendor and verified as far as possible but we cannot accept responsibility for any inaccuracy. Any dimensions quoted are for guidance only. THIS ORDER is issued on the understanding that the deposit be paid to, and all negotiations made through, Messrs A H Lansley otherwise the Purchaser will be liable for the commission and expenses, the acceptance of this order constituting a contract to this effect.190721

# LANSLEY

business transfer agents since 1890

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## Non-Disclosure Agreement

### HIGH EARNING LICENSED TAKE-AWAY

### READING / LOWER EARLEY

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In consideration of you agreeing to arrange for the disclosure and disclosing to me/us certain proprietary and confidential information concerning the businesses of the clients / companies in which I am/we are interested which is not publicly available, I/we undertake to you (on your own behalf and on behalf of each of the clients / companies) that I/we shall:-

1. Treat the information as being strictly private and confidential and shall take all precautions to maintain its status as such.
2. Use and apply the information solely for the purpose of evaluating the business with a view to the acquisition of that business or any part thereof or the shares in the relevant company.
3. Not at any time copy, reproduce or disclose or otherwise make available to any third party any of the information other than:-
  - i. To those of my/our officers and employees who are required by me/us in the course of (and solely for the purpose of) such evaluation to receive and consider the information; and
  - ii. To my/our professional advisers (as will be notified to you) and I/we agree that any such disclosure is on the basis that such officer, employees and professional advisers are made aware of and accept that strict provisions of this undertaking and will at your request forthwith enter into an undertaking with you in terms acceptable to you.
4. Forthwith upon receipt of a written demand from you, return the information to you or the relevant company together with all copies in my/our possession or in that of my/our professional advisers. I/We undertake to return all such information to you forthwith if I/we decide not to pursue my/our interest in the companies further. All documents, memoranda, notes and other information and data whatsoever prepared by me/us or my/our professional advisers based on the information supplied shall be destroyed.

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5. No approaches of any kind, either directly or indirectly, to any staff, customers or suppliers of the companies will be made by me/us or any of my/our officers without your knowledge and written authority.

I/We acknowledge that, in addition to my/our own breaches, I/we will be responsible for any breach of this undertaking by my/our officers, employees and professional advisers.

I/We acknowledge that all information provided to me/us will remain the property of the person from whom it originates.

I/We acknowledge that you and the companies shall be entitled to seek, and I/we will raise no objection to you or the companies seeking, injunctive relief at my/our cost in the event of any unauthorised use or disclosure of any of the information, as well as other relief including damages, which may be appropriate in the circumstances.

I/We acknowledge and agree that in providing to me/us or my/our professional advisers information neither you nor the companies nor any of your or their respective directors, officers, employees or advisers will be treated as having made any representation or warranty, express or implied, as to the truth, accuracy or completeness of any of the information and that I/we will have no claim whatsoever against you or the companies or any of your or their respective directors, officers, employees or advisers if all or any of the information should prove to be inaccurate, incomplete or misleading in any respect whatsoever.

I/We agree not to make any announcement of any transaction which may be contemplated by me/us in relation to any of the companies to any third party save as provided for in paragraph 3 hereof.

This undertaking is governed by, and shall be construed in accordance with, English law.

Signed:- ..... Name:- .....

Address:- .....

Experience:- .....  
.....

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