



The Fireball Pizza Co

Ref: 2460415

8 Chatterton Road, Bromley, BR2 9QN

Freehold: Offers in excess of £400,000

Leasehold: Offers in excess of £25,000, Annual Rent: Offers in excess of £25,000

Restaurant trade area hosts 50+ covers

Fully electric commercial kitchen

Established takeaway trade

Class E Premises Licence

1 mile from Bromley Town Centre

120 square meters, Energy Rating B



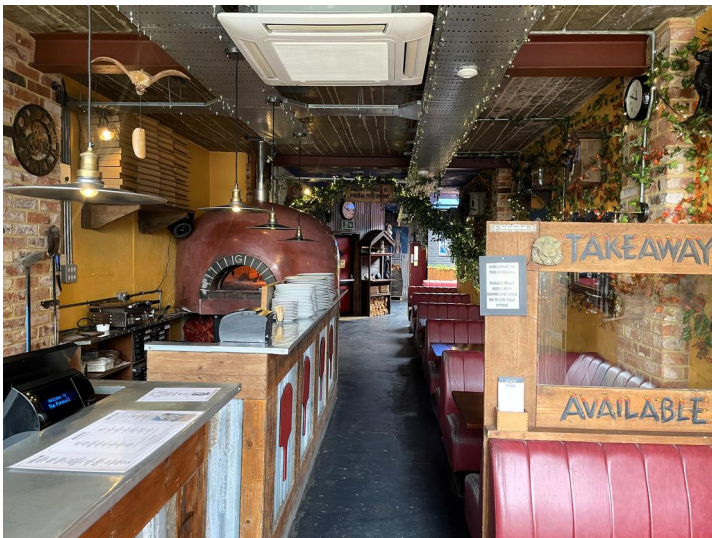
Fireball Pizza is an attached, single storey, flat roof restaurant on a parade of shops in Chatterton Road, Bromley. The restaurant entrance has a takeaway section before leading down, past the bar and pizza oven to the restaurant. Toilets and kitchen, which has recently had its 5 star hygiene rating reviewed, are based at the rear. The business opened in 2015 and has built up a loyal customer base over the last 10 years, evident in the strong reviews on Trip Advisor (4.5 Stars) and Google (4.8). The business is unique with its local offering, family friendly, achieves good GP's and an established takeaway trade, used by locals in the immediate and surrounding villages. The restaurant benefits from 3 phase electric and is heated via a gas boiler. There is free parking on Chatterton Road after 18:30 weekdays and all day Saturday and Sundays.

Location

Fireball Pizza is located on a parade of retail and hospitality units on Chatterton Road, Bromley. This area is a vibrant part of Bromley with a variety of local businesses, amenities, and residential properties. The area is characterised by its neighbourhood feel, with several local shops, cafes, and other eateries nearby. Fireball Pizza is conveniently located for locals and visitors alike offering a cosy spot for dining with a reputation for quality Pizza. Fireball Pizza is a short walk from Bromley South Station, Town Centre, and several bus routes.

Tenure

The property is available for freehold purchase or alternatively, on a fully repairing and insuring lease for a term of 10-20 years, contracted in to the landlord and tenant act 1954. Our client is looking for an annual rent in excess of £25,000 per annum, which will be reviewed every 5 years. A 3 month rent deposit and a minimum of two personal guarantees will be sought by the landlord.



Internal Details

- Bar servery which includes pizza oven and takeaway bay seating
- Boothed seating along right hand wall on route to restaurant
- Open plan restaurant area with large skylight.
- Bin store area to the left of the restaurant.
- W.C.s including disabled toilet and baby changing facilities
- Electric commercial kitchen with extraction and walk in fridge at the rear.

The Opportunity

There is a clear opportunity to expand the opening hours at the restaurant. The business focusses on key sessions and takeaway as is the owner's preference however, expanding the retail offering would lead to opportunities for trade in other sessions. While there is a strong takeaway trade, the restaurant does not currently subscribe to any delivery companies which would expand their reach beyond the immediate local area. Like many of the neighbouring properties, there is also potential for external seating at the front which would provide an opportunity for al fresco dining on the Chatterton Road.

Trading Information

Trading information provided show that as of 30/04/2023, the business generated an annual turnover of over £250,000 net of VAT. Full Trading Profit and Loss Accounts will be made available to seriously interested parties on request after a formal viewing of the business has been undertaken.

Trading Hours

The opening hours of the premises are as follows:

Tuesday to Wednesday 5-9pm (Takeaway only)

Thursday to Saturday 5-10pm

Licensed opening hours:

Monday to Saturday: 10am - 11pm

Sunday: 10am - 10pm



Fixtures & Fittings

All trade fixtures and fittings in the property are included in the sale with the sale with the exception of the tills which are leased.

Business Rates

The VOA lists the property as a restaurant and premises with a rateable value of £12,250 from April 2023. The local authority is Bromley Council.

Staff

The proposed purchaser will be required to offer continuity of employment in accordance with the Transfer of Undertakings (Protection of Employment) Regulations. Prospective purchasers should complete their own enquiries and due diligence to satisfy themselves as to the rights, contracts and obligations that may run with the Property and business, and also the registrations, licences, permits and certificates required to trade.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189