

# LEASEHOLD FRANCHISE TAKEAWAY | BUSINESS FOR SALE

## Undisclosed, Leicestershire

**PRIME LOCATION  
BUSINESS OPPORTUNITY  
CONFIDENTIAL SALE**





Please Note: We are informed by the Franchisor that the franchise will have ongoing improvements in decor as well as promotional and marketing ideas to bring in more custom throughout the year.

### Description

RB Gates Nationwide are pleased to present this established, successful and independent LEASEHOLD FRANCHISE RESTAURANT / TAKEAWAY BUSINESS for sale in the heart of Leicester's RENOWNED GOLDEN MILE. The business is extremely popular in the local area providing opportunities of HIGH FOOTFALL whilst the business also enjoys a strong reputation serving worldwide street foods within the local community. The business already has an impressive turnover but also has MASSIVE SCOPE and potential for further development as well as to increase sales to a whole new level.

Our clients have taken great pride in their business and we are informed they have spent a considerable amount of money on establishing the business and investing in expensive equipment and good quality fixtures and fittings (included within sale price). The premises have been well maintained and set up of the business provides a smooth transition between order – food production – to sale - especially when training staff and maintaining procedures. The property provides access to a rear storage rooms as well as a storage unit only 5-minutes walk away just in case the new purchaser would like to take on rental of the unit further – this is not mandatory and will be within the prerogative of the new purchaser.

### Benefits of Buying this Franchise

We are informed of the following benefits when purchasing this business.

- Large scope with personal delivery & platforms (support provided to enhance the performance)
- Creative unique marketing strategies never been done before
- Ongoing promotion and marketing campaigns for seasons / products
- On going Research and Development for products and business efficiency
- Large loyalty programme customer database
- Scope for increased operating times and opening 7 days instead of 6
- Recent full brand-new install including;
- Full shop front replacement with custom design
- Full electrics removal & replacement
- Custom unique decor with ongoing improvements & refresh
- Full range of new machinery
- AC installation which includes warranty
- Bespoke branding ideas for social media & social media account Management Included (ongoing)
- Ongoing training and improvements on the business
- Extra storage space included for overflow and stock management
- Remote ordering system and automation fitted
- Tactical menu and ongoing research

### Arrangement of Viewings

BY APPOINTMENT ONLY with the Agents RB Gates Ltd T/A RB Gates, Nationwide. Viewing is highly recommended as properties such as these rarely stay on the market for long. Terms & Conditions Apply.



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 t. 0208 004 6499 e. sales@rbgates.net

STREET FOOD 'GOLDEN MILE'

LEASEHOLD RESTAURANT / TAKEAWAY FOR SALE

UNDISCLOSED - LEICESTER, LEICESTERSHIRE

FRANCHISE FOR SALE / GREAT PASSING FOOTFALL

## Business Particulars

### Reference No. 21AB276

Tenure - LEASEHOLD [10 year term from Nov 2018]

EPC Rating - 63 C

Business Turnover- Available upon Request

Rent - £18,000 pa (incl vat) (We are informed)

Council Tax - Small Business Rates Relief (We are informed)

Location - Undisclosed, Leicestershire

This business is a confidential sale and you will need to signed an non-disclosure agreement before we are able to disclose further information to you. You are to agree that all information received, oral or in writing or both, relating to the vendor, from RB Gates Ltd shall be treated in the strictest confidence, not visit or contact the Vendors, their staff, customers, suppliers, franchisors, bankers or any other connection without our knowledge and authority. You shall only receive information which you may require from time to time from and through RB Gates Ltd only.



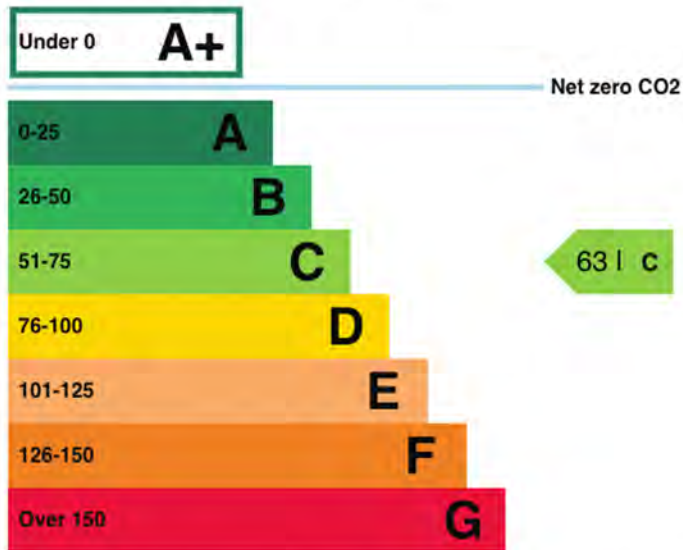
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# ARRANGE YOUR VIEWING

## 0208 004 6499

### Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

1. Money laundering regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Buyer's Premium: Please note that a buyer's premium of £1500.00 will apply when purchasing this property.
4. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
5. Services: Please note we have not tested the services or any of the equipment or appliances in this property and so accordingly we strongly advise prospective buyers to commission their own survey or service reports before then finalising their offer to purchase.
6. Disclaimer: These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither RB Gates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.
7. Confidential Information: You may download, store and use this material for your own personal use and research. You may NOT republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website
8. Free Valuation. Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your business/property. Please contact RB Gates to arrange a mutually convenient appointment on Tel: 02080046499.



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This Information Memorandum is issued on behalf of the Vendor and is for the exclusive use of the persons to whom it is addressed and their advisers in connection with the proposed sale of the business or issued share capital of the Vendor's Business.

It is made available for information purposes only to a limited number of parties who have expressed a preliminary interest in acquiring the Vendor's business with a view to assisting the recipient in deciding whether the Purchaser wishes to proceed with the further investigation of the Business and in determining the level of any initial offer to the Vendor.

This Information Memorandum (references to which and to any information contained herein shall be deemed to include any information, whether or not in writing, supplied in connection herewith or in connection with any further enquiries) is confidential and is made available strictly on the basis of a confidentiality undertaking which has already been given by the recipient. Accordingly, this Information Memorandum must be in complete confidence and, except with the written consent of the Vendor/s (or their advisers), must not be copied, disclosed or distributed to any other person or used for any purpose other than in connection with the recipient's proposed acquisition of the Business or Property.

Upon request, the recipient will promptly return this Information Memorandum, without retaining any copies thereof. In addition, the recipient shall be deemed to have undertaken not to approach any officer or employee or the Vendor's Business without the consent of the Vendor or their advisers. This Information Memorandum does not constitute an offer or invitation for the sale or purchase of securities or any of the assets, business or undertaking described therein and shall not form the basis of any contract. The information in this Information Memorandum, which does not purport to be comprehensive, has been provided by the Vendor and has not been independently verified.

No representation or warranty, express or implied, is or will be given by the RB Gates Ltd, Vendor, its directors, employees or advisers or any other person as to the accuracy or completeness of this Information Memorandum and, so far as permitted by law and except in the case of fraud by the party concerned, no responsibility or liability is accepted for the accuracy or sufficiency thereof, or for any errors, omissions or misstatements, negligent or otherwise, relating thereto.

In particular, but without limitation, (subject as aforesaid) no representation or warranty is given as to the achievability or reasonableness of, and no reliance should be placed on, any projections, targets, estimates or forecasts and nothing in this Information Memorandum is or should be relied on as a promise or representation as to the future. Accordingly, (subject as aforesaid) none of the Vendors, nor any of its directors, employees or advisers, nor any other person, shall be liable for any direct, indirect or consequential loss or damage suffered by any person as a result of relying on any statement in or omission from this Information Memorandum and any such liability is expressly disclaimed.

Any prospective purchaser of the Vendor's Business, so far as permitted by law and except in the case of fraud by the party concerned, is required to acknowledge, in the purchase contract or in any offer made by it for the Vendor's Business or Property, that it has not relied upon or been induced to enter into such contract or to make such offer by any representation or statement contained herein. In all cases, interested parties should conduct their own investigation and analysis of the Vendor's Business and data contained in this Information Memorandum.

In furnishing this Information Memorandum, the Vendor and their advisers so far as permitted by law and except in the case of fraud by the party concerned, undertake no obligation to provide any additional information or to update

this Information Memorandum or to correct any inaccuracies which may become apparent. The Vendor and their advisers reserve the right to negotiate with one or more prospective purchasers at any time and to enter into a definitive agreement for the sale of the Vendor's Business or Property without prior notice to other prospective purchasers.

The Vendors and their advisers also reserve the right, without advance notice, to change the procedure for the sale of the Vendor's Business or Property or to terminate negotiations at any time prior to the entry into any binding contract for the purchase of Vendor's Business or Property.

Prospective Purchasers hereby understand that this business/property is a confidential sale and RB Gates Ltd will require you to review and complete a Non-Disclosure Agreement prior to disclosing further confidential information to you. Buyers Fee: The successful purchaser will be required to pay RB Gates Ltd a buyer's fee of £1,500 (VAT not applicable). Money laundering regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Free Valuation: Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own business or property. Please contact RB Gates Nationwide to arrange a mutually convenient appointment on Tel: 0208 004 6499.

## Information Memorandum Disclaimer



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