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BUSINESSSALES

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SANDERSTEAD | SURREY

LEASEHOLD

LIC. INDIAN RESTAURANT

SELF CONTAINED 5 BED ACCOMMODATION OVER SUITABLE AS AN HMO



- ◆ WELL PRESENTED 36 COVER RESTAURANT
- ◆ TAKING £5,000 PWK - WAS £10,000 PRE COVID
- ◆ NEW 15 YEAR LEASE
- ◆ S.C. 5 BED ACCOM ABOVE SUITABLE FOR HMO ACCOM
- ◆ INCOME FROM ACCOMMODATION CAN COVER ALL RENT

PRICE:
LEASEHOLD £109,950
REF: C1250

LOCATION

In a busy main road location close to Sanderstead mainline station serving a vast well populated residential area.

BUSINESS

This is a well established award winning concern which has been in the same families hands since 1992 and is only now for sale due to ill health. We are informed that the business has taken considerably more in the past before covid and the vendors health deteriorated. Although presented as an Indian the premises would be suitable for a wide range of alternative styles if desired.

The self contained accommodation above can be sublet to cover some or all of the rent of the whole premises. It requires a Fire alarm system and Risk assessment in order to operate as an HMO.

TURNOVER

We are advised the current turnover is £5,000 pwk @ 65% GP.

We are also informed that the business previously took in the region of £10,000 pwk pre covid.

STAFF

2 vendors plus 3 staff

HOURS

4.00pm - 10.30pm Mon to Sat 12.00pm - 10.30pm Sun

PREMISES

Parade shop unit with single frontage and entrance fitted with electric Sun blind and steel roller shutter. Restaurant area: Attractively decorated and fitted with 36 covers. Air conditioning unit. Separate Ladies & Gents WC facilities each with hand wash basin. Servery counter to rear fitted with Music system. Epos till. st/stl hand basin, Shelving, dble fronted chilled drinks display unit. Stairs to Large Basement: Dry and used for storage, Shelving and glass fronted drinks chiller. Door from Servery to Kitchen: Fully tiled and fitted with large 9 ring range with st/stl extractor unit above. Tandoori oven, st/stl work tops, 2 microwave ovens, electrocutor, dble st/stl sink. Store Room: 3 chest freezers, ice cream fridge, upright st/stl fridge, 3 upright freezers. Door to rear Parking area for 2 vehicles/Bin store.

LIVING ACCOMMODATION

Self contained 5 bed accommodation arranged over the first and second floors comprising 5 bedrooms, Kitchen and 2 bathrooms. The rooms can be let at between £750-£800 pcm generating £45,000 pa.

TENURE

New 15 year lease to be granted to the ingoing tenant. Rent £42,000 pa (5 year reviews)

EPC RATING

Band D

BUSINESS RATES

Nil payable

Price: Leasehold £109,950

Ref: C1250

Viewing strictly by appointment through Apex Business Sales

These particulars are believed correct but should be verified prior to purchase and must not be construed to form part of any contract. All negotiations to be conducted through Apex Business Sales and the acceptance of these details constitutes a contract to this effect. A deposit is required to hold any business and references are required to purchase leasehold properties.