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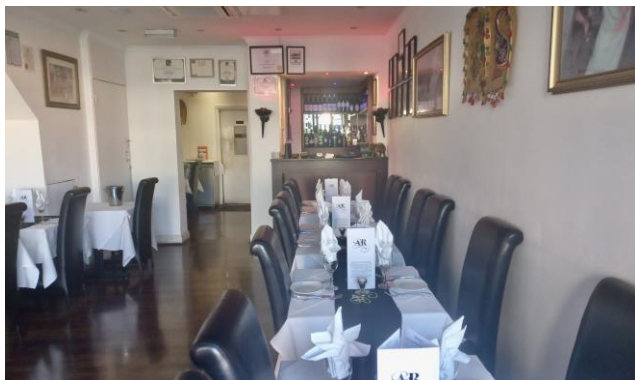
APEX
BUSINESSSALES

The Clock House
High Street
Wrotham
Kent TN15 7AA

CROYDON - SURREY

LEASEHOLD LIC. INDIAN RESTAURANT

SELF CONTAINED 2 BED FLAT ABOVE



- ◆ WELL ESTABLISHED 40 COVER CONCERN
- ◆ BUSY MAIN ROAD LOCATION
- ◆ SELF CONTAINED 2 BED FLAT
- ◆ SUITABLE MANY STYLES OF CUISINE
- ◆ NEW 7 YEAR LEASE - RENT £21,000 PA

PRICE:

LEASEHOLD £44,950

REF: C1252

LOCATION

These parade premises front a busy main arterial road leading in to the centre of Croydon serving the huge surrounding densely populated residential area. There are two main line rail stations and a large private school and close by.

BUSINESS

This is a well established concern which has a cosy and comfortable atmosphere serving a range of traditional Indian dishes along with some amazing specials which have helped it establish it's good reputation and many food awards. In the same families hands since 2010 and is only now for sale due to ill health. Although presented as an Indian the premises would be suitable for a wide range of alternative styles if desired.

TURNOVER

We are informed that the business currently enjoys a turnover averaging £4,000 pwk @ 65% GP

STAFF

Family operated.

HOURS

5:30pm - 10:45pm Weds - Mon Closed Tues

PREMISES

Parade shop unit with attractive double frontage and single entrance to Restaurant area: Attractively decorated and fitted with 40 covers. Servery counter to rear fitted with Music system. Epos till. st/stl hand basin, shelving, Separate Ladies & Gents WC facilities each with hand wash basin. Door from restaurant 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. fryer. Store Room: 2 chest freezers, 2 upright st/stl fridge, 2 upright freezers, glass fronted drinks chiller. Door to rear yard with Bin store area. Pedestrian access.

LIVING ACCOMMODATION

Self contained 2 bed flat above comprising lounge, kitchen, double bedroom, single bedroom and bathroom/wc. Currently sublet at £800 pcm.

TENURE

New 7 year lease to be granted to the ingoing tenant within the Act.

Rent £21,000 pa. (3 month rent deposit required + Guarantor)

EPC RATING

Band E

BUSINESS RATES

Nil Payable

Price: Leasehold £44,950



Ref: C1252

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.