

Telephone:
01732 780202

Website:
www.ApexBusinessSales.com
Email:
info@ApexBusinessSales.com

APEX
BUSINESSSALES

The Clock House
High Street
Wrotham
Kent TN15 7AA

BROMLEY - KENT

LEASEHOLD CAFÉ

WITH 2 BED FLAT



- ◆ **MAIN ROAD LOCATION**
- ◆ **28 COVERS**
- ◆ **TURNOVER £4,700 PWK**
- ◆ **2 BED S.C. FLAT PRODUCING £1,200 PCM**

PRICE:

LEASEHOLD £110,000

REF: C1170

LOCATION

These well appointed premises occupy a prime trading position fronting a busy main road and serving a densely populated residential and commercial catchment area of this popular South London District. The business enjoys tremendous footfall.

BUSINESS

The business is well established, has been in the present hands for over 23 years and is now only being marketed as a result of the vendors other business interests. Tremendous potential exists for the introduction of office deliveries, outside catering, evening trade and Sunday trading.

TURNOVER

£4,700 PWK @ 65% G.P.

STAFF

Run by owner and 2 Part Timers

HOURS

Mon to Sat - 6.00am to 3.00pm (Closed Sun)

PREMISES

Imposing mid parade premises with Single frontage, full shutters and single entrance to: Café Area: Tasteful décor throughout, 28 covers at quality furniture. Servery: counter, elect cash register, espresso machine, drinks fridge, boiler, toaster. Open plan Kitchen: 4 burner range, griddle, double fryer, full extractor canopy, 2 microwave ovens, st/stl prep surfaces, Wash Up area: Double deep st/stl sink, upright chiller, upright freezer. OUTSIDE: Yard Staff W.C and w/basin.

LIVING ACCOMMODATION

Self Contained 2 bedroom flat approached from separate rear entrance. Currently sublet producing £1,200 PCM

TENURE

New 15 year lease from September 2023

RENT: £19,000 P.A. (5 year reviews)

EPC RATING

Band C

BUSINESS RATES

Nil currently payable

PRICE Leasehold £110,000

Ref: C1170

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.