

HUMMERSTONE & HAWKINS

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SUSHI BAR & GRILL FOR SALE



- **ESTABLISHED RESTAURANT / TAKEAWAY BUSINESS FOR SALE.**

- **ADVISED WEEKLY SALES APPROX £1,500.**

- **34 COVERS / FIXTURE & FITTINGS INCLUDED**

- **LEASE UNTIL 2024 / PASSING RENTAL OF £12,175pa**

**MISUMI SUSHI & GRILL
158 BEXLEY ROAD
ELTHAM, SE9 2PH**

TENURE: LEASEHOLD

ASKING PRICE: £49,995

EPC: D - 89

**HUMMERSTONE & HAWKINS
0208 303 1061**

LOCATION:

The subject premises enjoys an unopposed trading position on Avery Hill within an established and busy shopping parade fronting on to Bexley Road. Other nearby businesses include a variety of independent and specialist retailers.

The area immediately surrounding comprises predominately of residential properties but also a University of Greenwich campus and Stationers Crown Woods Academy.

For customers using the parade there is ample parade parking plus free parking in nearby side roads.

DESCRIPTION:

The business is that of a sushi & grill restaurant and takeaway which has been in the hands of our clients, who is only selling due to genuine personal reasons, since 2012.

A fully glazed frontage with single entrance door leads in to an open plan restaurant area with table and chairs for 34 persons. To the rear is an open plan kitchen area with to the left the hot section and the right a cold section. Behind are toilets, and 3 rooms used for both office space and storage.

The business is open to trade from 5pm to 10.00pm Tuesday through to Sunday. We have been informed that the premises has a weekday licence from 10am through to 10.30pm and till 11pm at weekends. There is one working owner who is assisted in the day to running by a chef and 2 delivery drivers. Our client advises us that fixture and fittings are owned outright and are included in the sale.

TRADING INFORMATION:

At the time of our inspection we were able to discuss recent trading levels with our client who informed us that weekly sales were averaging around £1,500 with the split being approximately 25% restaurant sales and 75% takeaway / deliveries. Our client said that he will produce evidence of takings to serious applicants upon viewing.

Due to genuine personal circumstances the owner has recently not been able to put as much time as he would wish in to this business. Because of this we feel that with more hands-on operators and increased proactive advertising that there is scope for future growth.

TENURE:

We are advised that the premises are held on a 12year council lease from April 2012 at a passing of £12,175pa, which is subject to 4 yearly reviews.

A rental deposit will be required subject to status.

We have been informed that under the terms of the current lease that any prospective tenant may only offer a choice of cuisine that will not impact or compete with restaurant / takeaway businesses already operating from within the parade

EPC: D - 89**RATES:**

We understand that the rateable value is £9,800 per annum. Interested parties are advised to make their own enquiries with the relevant council in respect of small business rate relief.

LEGAL FEES:

Each party are to be responsible for their own legal costs

VIEWING ARRANGEMENTS:

No direct approach may be made to the property / business. For an appointment to view, please contact the agent.

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