

HUMMERSTONE & HAWKINS

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RESTAURANT / TAKEAWAY / DELICATESSAN FOR SALE



Established restaurant / coffee shop & delicatessen for sale.

Property consists of 3 storey detached building.

Ground floor dining area of approx. 478sq ft.

First floor dining + storage area of approx. 810sq ft.

Fitted commercial kitchen of approx. 202sq ft.

Busy trading position within a sought after village location.

79 High Street

Bexley

DA5 1JX

Tenure: Freehold

Asking Price: oieo £575,000

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Bexley is located within the London Borough of Bexley in the south-east of London. The popular village lies some 13 miles from Charing Cross and around 1.5 miles south of Bexleyheath. The nearby Bexley train station offers a frequent service into London Charing Cross with a journey time of between 30 and 40 minutes. From the town centre there is access to the main A2 which connects to the M25 and the Dartford crossing.

Bexley High Street is a very busy local thoroughfare, with a high volume of traffic passing throughout the day and frequent bus connections to the surrounding areas.

THE PROPERTY:

The subject property comprises a three storey detached commercial building. The property has a traditional glazed frontage incorporating a single entrance door under a signage.

A side entrance to the building can be used for deliveries plus access to the upper floors.

The property includes a paved rear area of C. 172sq ft which is used for additional customer seating.

The premises has 3 phase electrics

The usage is classed as E (A1 / A3 mixed use)

INTERNAL DETAILS:Ground floor

An entrance door leads into the downstairs restaurant area seating 17, including a serve over display fridge, sandwich making area and a group 2 espresso machine. At the rear is an archway to an inner lobby, leading to a ladies and gents toilet, the garden seating 18, the kitchen and stairs which lead up to the first floor.

First floor

A good sized rectangular shaped dining area seating 28, a staff area, an office and a storeroom. Stairs from the inner landing lead up to the two attic rooms.

APPROXIMATE MEASUREMENTS:

Ground floor restaurant:	44.477sq m / 478sq ft.
Inner lobby:	8.163sq m / 88sq ft.
Kitchen:	18.767sq m / 202sq ft.
First floor dining:	35.012sq m / 377sq ft.
Staff area:	8.927sq m / 96sq ft.
Office:	8.587sq m / 92sq ft.
Front store:	22.732sq m / 245sq ft.
Attic Room:	7.482sq m / 81sq ft.
Attic Room:	10.776sq m / 116sq ft.

THE BUSINESS:

Hamers Homemade Foods and Delicatessen is a well presented and upmarket business which has been established in the hands of our clients since 2012.

The business is run as a daytime restaurant / café / delicatessen offering a menu including breakfast & brunch, main courses, burgers, salads, sandwiches and lighter lunches, jacket potatoes deserts and cakes. The business also sells a selection of beers, wines and spirits.

The business benefits from regular trade from repeat customers, shoppers as well as people working in the area. The current owners have established an excellent reputation based upon a varied menu, quality food and first class service which attracts custom from a wide area.

TRADING INFORMATION:

Our clients are happy to discuss trading levels with applicants when viewing. Full up to date trading information will be made available to serious applicants once they have viewed the property.

TRADING HOURS:

The business opens between 9am and 3pm Tuesday through to Saturday. We feel that there is an excellent opportunity for new owners to increase turnover by opening Sundays and Mondays plus by opening in the evenings.

The property is licenced to serve alcohol up until 11.30pm, 7 days a week.

STAFF:

Hamers is owned and operated by two working owners who are assisted in the day to day running of the business by full time and part time members of staff.

FIXTURE AND FITTINGS:

We are informed that fixture and fittings are owned outright and are to be included within the sale. A full list of equipment can be made available but includes:

Dining areas - tables & chairs, display fridge, bottle coolers, microwave, panini machines, coffee machine, pdq machine, under-counter fridge and upright freezer.

Kitchen – Commercial dishwasher, commercial 8 ring gas cooker, twin tank gas fryer, charbroillier, ice machine, fridges and freezer, turbo gas fan oven, table top fryer, veg prep machine, steel table, sink units.

Garden: 5 tables and garden chairs.

TENURE:

We are informed the property is freehold.

AGENTS NOTES:

The owners will consider intertest from applicants who would require the property to be sold with vacant possession.

EPC:

Hamers Homemade Foods Ltd 79 Bexley High Street BEXLEY DA5 1JX		Energy rating C
Valid until 29 August 2028	Certificate number 0750-0138-8719-3495-6006	

RATES:

The rateable value of this property is £9,900 therefore it will qualify for small business rate relief but we would advise all interested parties to make their own relevant enquiries with Bexley council.

LEGAL FEES:

Each party are to be responsible for their own legal costs

VIEWING ARRANGEMENTS:

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

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Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.



Find out more about Hummerstone & Hawkins Ltd and our services at www.hummerstone.co.uk.
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