

HUMMERSTONE & HAWKINS

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INDIAN TAKEAWAY BUSINESS FOR SALE



Established Indian Takeaway in Belvedere for sale.

Advised weekly sales of between £3,000 - £3,500.

Close to Belvedere train station / much passing traffic.

Predominantly residential surrounding area.

We understand all fixtures and fittings to be included.

Internal viewing is highly recommended.

12 Gilbert Road

Belvedere

DA17 5DA

Leasehold

Price: £50,000

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Belvedere is a district of south east London within the London Borough of Bexley and is located some 3 miles east of Abbey Wood and 12 miles from Charing Cross.

The town has its own train station which is in Lower Belvedere and which runs direct to London Cannon Street. Belvedere also benefits from the DLR Connection at nearby Woolwich and also the newly opened 'Crossrail' at Abbey Wood station which is around 2 miles away. From Abbey Wood you can get to Central London in 15 minutes.

DESCRIPTION:

The property consists of a glazed frontage incorporating a single entrance door which leads into a main reception area of approximately 257sq ft. At the rear of this is the counter at which the orders are taken and at the front is a recently redecorated seated waiting area. At the rear is a door which leads through to the kitchen area which is fully equipped with all the up to date equipment and the area measures approximately 140sq ft. Further on from this is a current store room and toilet measuring approximately 200 square feet.

The property has been trading as an Indian Takeaway since 1992, this high potential business has earned a strong reputation for offering a good quality Indian Takeaway which comes with a good and friendly service. The business enjoys a loyal customer base from the local heavily dominated residential area and also further afield through Just Eat, Deliveroo and Uber Eats. Fronting onto a busy main road means the business also gets a good amount of passing trade both pedestrian and vehicular.

This is business which is run by the owners with the assistance of 3 part time staff family members. The business currently operates 6 days of the week being shut on a Tuesday, but the owners believes there is scope to open again on a Tuesday. The business would be suitable for a range of different people with ways and methods to grow the business beyond its current level.

TRADING INFORMATION:

At the time of our inspection we were able to discuss recent trading levels with our client who advised that their weekly sales were in the region of £3,000 - £3,500 per week.

Interested parties are advised to confirm this when viewing.

TENURE:

The property is held on a 16 year lease from June 2022 at a passing rental of £1,050pcm.

EPC:

An EPC has been commissioned to be carried out.

RATES:

The rateable value of this property is £4,700 therefore would qualify for small business rate relief. We advise all interested parties to make their own enquiries with the relevant 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.