

HUMMERSTONE & HAWKINS

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BUBBLE TEA BUSINESS IN DARTFORD OFFERED FOR SALE



FULLY FITTED, MODERN
BUBBLE TEA BUSINESS.

WEEKLY SALES £6,800+
(GROSS PROFIT C. 75%)

POTENTIAL TO GROW SALES
/ PROFITS

LOCATED IN HEART OF
TOWN CENTRE.

OUTSIDE SEATING /
VIEWING IS ESSENTIAL.

LEASE UNTIL 2032 / PASSING
RENTAL £13,000 PER ANNUM.

LOVE BUBBLE TEA

5 LOWFIELD STREET

DARTFORD, DA1 1EN

Tenure: LEASEHOLD

Asking Price: £60,000

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Dartford is the principle town in the Borough of Dartford and is located some 18 miles south east of central London and around 4.3 miles east of Bexleyheath.

The Dartford Borough Council website has full details of a Government grant they received to transform and improve the immediate surrounding area in order to make the town more attractive for shoppers.

The subject premises enjoys a busy trading position on the pedestrian stretch linking the High Street on to Lowfield Street. Dartford town has a busy shopping centre with a good mix of both local and national retailers. Orchards shopping centre and the Orchard Theatre are both nearby and within walking distance.

There is ample car parking nearby.

Dartford has its own Network Rail station, is well served by bus routes and has excellent road links to the A2 which connects to the M25, the Dartford Crossing and M2

DESCRIPTION:

The subject property comprises a ground floor lock up premises within a 3 storey mid terraced building. There is a modern frontage of glazed windows with single entrance door beneath a signage. The total floor area is C. 43sq m / 463sq ft incorporating a public / serving area with serve over counter position plus seating for 3 -4 persons. Behind is a preparation area plus a staff toilet.

The area is well presented finished off with laminated flooring, painted ceiling with spotlights, part painted and tiled walls giving the overall impression of a clean, modern business.

THE BUSINESS:

The current owners acquired this shell premises in 2022 and subsequently fitted out the shop to a high standard and opened to trade in October 2022. We understand that our client now wishes to sell due to other business commitments.

The customer base comprises a broad mixture of school children, people working in the area and shoppers.

The menu comprises Bubble tea, Bubble waffle, ice creams, milkshakes and smoothies.

TRADING INFORMATION:

At the time of our inspection we were able to discuss with our clients recent trading levels. We were informed that the business through various promotions and good service had seen since opening in October 2022 sales increase month on month. We are told that weekly sales are running at around £6,800 (GP C. 75%). We would strongly recommend that interested parties confirm for themselves the level of sales.

TRADING HOURS:

The subject business is open to trade:
Monday through to Sunday midday – 8.00pm

FIXTURE & FITTINGS:

We were informed that all fixture & fittings are owned outright. The fixture and fittings include: LED signage, ice cream display, freezer 2x fridges, ice machine, waffle maker, syrup dispenser, blender, drink mixer machine, 2 x tea dispenser, slow cooker, Buffalo electric stove, sealing machine, EPOS till system, CCTV and an in store music system.

STAFF:

The business is currently staff run with 4 employees a mix of full and part time.

ASKING PRICE:

Offers are being invited off an asking price of £60,000.

TERMS:

The premises are available by way of an assignment of a FR&I lease for a term of 10 years which we understand commenced in 2022. The passing rental is £13,000pa which is subject to a 5 yearly review.

A minimum rental deposit of 3 months will be required.

EPC:

An EPC has been commissioned.

RATES:

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £10,500 per annum, therefore small business rate relief will apply. We would still advise all interested parties to make their own relevant enquiries with the relevant council.

PLANNING:

The property is currently used as a bubble tea shop.

We understand that the premises falls within the E User Class and therefore it is considered that it can be used for a variety of businesses that fall under this class. It is the responsibility of any interested party to satisfy themselves that the intended use of the property complies with the relevant planning permissions and building regulations.

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. [Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)

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.

