

TRADITIONAL PIZZERIA IN WELLING FOR SALE



Pizzeria business in central Welling available for sale.

Advised sales of between £2,000 - £2,500 per week.

Well-presented throughout / Seating for C. 40 persons

Scope to increase sales by introducing deliveries & a website

Strong trading position near to Welling corner.

Held on a lease until 2025 at a passing rental of £18,000pa.

PRIMO

15 BELLEGROVE ROAD

WELLING, DA16 3PA

Tenure: LEASEHOLD

Asking Price: £50,000

**Hummerstone & Hawkins
Tel: 0208 303 1061**

LOCATION:

The subject property enjoys a strong trading position in the centre of Welling close to Welling Corner, the busy junction with the A207 (Bellegrove Road / Welling High Street), Upper Wickham Lane and Hook Lane.

The immediate area surrounding comprises a combination of residential flats and houses together with a range of commercial users serving the local community, from specialist local independents to representatives of the national chains, including Lidl's, Morrisons and Tesco's. Supermarkets, Superdrug, Screwfix and Poundstretcher.

Welling has its own mainline train station which is in within a few minute's walk and with a journey time into Central London of about 35 minutes.

THE PROPERTY:

The subject property comprises a ground floor lock up unit within a fairly sizeable mid terrace building. The ground floor is configured to provide a main restaurant area which provides seating for C. persons, a well fitted kitchen, a side passageway and toilet. As you enter the seating area on your left is a takeaway preparation and serving counter plus a bar.

The premises has rear access into a rear yard.

APPROXIMATE MEASUREMENTS:

Main seating area: 52.188sq m / 562sq ft.

Inner passageway: 10.137sq m / 109sq ft.

Kitchen: 15.782sq m / 170sq ft.

THE BUSINESS:

The current tenants acquired this shell premises in 2020 and subsequently fitted the restaurant to a high standard and opened to trade in August 2022.

The business is run a traditional pizzeria offering a menu including pizzas, pasta, steaks, starters, desserts and beverages.

The business benefits from regular trade from repeat customers, recommendations, shoppers, as well as people working in the area.

Primo is open 6 days a week from midday through to 16.00 and 18.00 to 22.00.

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

FIXTURE & FITTINGS:

We have been informed that all fixture & fittings are owned outright.

TRADING INFORMATION:

At the time of our inspection, we were able to discuss recent trading levels with our clients who advised of the following. Weekly sales are said to range between £2,000 & £2,500. Interested parties are recommended to seek their own confirmation of trading information.

We feel that an opportunity exists for new owners to increase the level of weekly sales by offering a delivery service as well as by the creation of a website and social media advertising.

TERMS:

The premises are available by way of an assignment of a 5 lease which commenced in 2025. The current passing rental is £18,000 per annum.

A minimum rental deposit of 6 months will be required.

We understand that the landlord may be open to extending the lease terms.

Offers are invited off a premium of £50,000.

EPC:

The premises has an EPC rating of

RATES:

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £10,250 per annum and therefore should qualify for small business rate relief. We would still 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. [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.



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