

BUSINESS FOR SALE

FRENCH DELI/CAFÉ WITH HIGH TURNOVER & OPPORTUNITY TO INCREASE FURTHER

***** PRIVATE & CONFIDENTIAL (STAFF UNAWARE) *****

HACKNEY E5



LOCATION

The premises comprise of a ground floor lock up shop and basement. It is within close proximity to Hackney Town Centre, Homerton Hospital and other local facilities also giving good vehicular access to the A12, A406 North Circular Road and M11. There are also excellent public transport link.

DESCRIPTION

The premises occupy a prominent corner position with a return frontage at the end of a busy parade of shops. The area is a densely developed mixed commercial and residential location.

The shop has an impressive fit out. The frontage is fully glazed and the front window folds down to allow for serving customers from outside the shop, more predominantly used during the summer months. There are 30 covers outside the premises for customers to enjoy the lively surroundings that Hackney has to offer.

The business specialises in fine French foods, organic whenever possible, a wide range of cheeses and fresh breads and other foods typical of this type. With over 1200 products, including 120 wines the delicatessen is extremely popular with all members of the community.

There are two high quality large fridges, one freezer and a multi deck fridge with a remote compressor that was recently serviced and worth in excess of £10,000. All suppliers of foods, wines and other goods are already in place. The product range is always growing and this is something that attracts the large customer base. During our inspection on a Sunday morning we were able to note that there were 50 transactions in the hour we were there.

OPENING HOURS

Monday to Friday 8:30 am to 7: 30 pm
Saturday to Sunday 8 30 am to 6: 30 pm

TURNOVER

We have been advised that the average weekly turnover is £12,000 and the turnover has increased year on year for the past 6 years. The current business owner now lives abroad so it is likely that a more hands on approach from a new owner will result in an increased turnover.

LEASE DETAILS & TENURE

The ground floor and basement are held on a 10 year lease expiring in August 2017. The lease is within the Landlord & Tenant 1954 act and so the new owner does have security. The current owner has verbally agreed a deal to extend the current lease with the landlord and this deal is expected to be cemented in the coming months.

The passing rent which was set at the August 2013 rent review is £13,000.

BUSINESS RATES

We have been advised by the London Borough of Hackney that the Rateable Value of the property is £10,000. This equates to roughly £2,000 a year in rates payments due to a variety of business rates relief. Interested parties are advised to make their own enquires to the London Borough of Hackney.

SPECIAL REMARKS

Genuine sale after 6 years of ownership. The current owner lives abroad and due to family commitments can no longer run the business in the UK. All equipment is included in the sale. This is an excellent opportunity for someone to buy a wonderful business at the heart of the community while increasing the turnover.

PRICE

OIEO £285,000 subject to contract is sought for the sale of the business.

LEGAL COSTS

Both Parties to bear their own costs.

VIEWING

Strictly by appointment through sole agents James Berlin & Associates 020 8551 1011

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser / lessee must satisfy themselves as to the correctness of such statements and these particulars.