



Lakey & Co Business Transfer Agents

Selling businesses through the
Lakey & Co National Network

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KEBAB TAKEAWAY in TOWN CENTRE CROYDON SURREY

GENUINE REASON FOR SALE with MASSIVE SCOPE TO INCREASE TAKINGS

6 DAY TRADING

PRICE £50,000

LEASEHOLD For Quick Sale

REF TA513CG



DESCRIPTION

A small easily run lock up kebab takeaway situated in Croydon town centre.

THE BUSINESS

The vendor of this business informs us that the takings have been as high as £2,800 per week, but due to reduced owner input are currently trading at a lower level of around £2,000 per week. In our opinion there is significant scope to lift the current turnover by increasing leafleting in the densely populated local area and by the introduction of deliveries. Potential purchasers will be given an opportunity to verify the takings after a formal viewing of the business.

THE PROPERTY	Newly refurbished lock up unit consisting of ground floor sales area with preparation room and staff WC on first floor. The shop area is well presented and fully equipped for the sale of kebabs, with scope to introduce other types of fast food if required. In the customer area there is space for 2 tables.														
STOCK	To be sold at valuation														
TENURE	Leasehold. We are informed that the business is held on a renewable commercial lease with around 16 years remaining. The current rent is £10,400 per annum.														
RATES	Business rates payable of approximately £1,600 per year. The current owner benefits from Small Business Rate Relief. Prospective purchasers should make their own enquiries of their own business rate liability.														
STAFF	The business is currently owner run with one full time assistant.														
HOURS	<table> <tr> <td>Monday</td> <td>12.00am to 12.00 Midnight</td> </tr> <tr> <td>Tuesday</td> <td>12.00am to 12.00 Midnight</td> </tr> <tr> <td>Wednesday</td> <td>12.00am to 12.00 Midnight</td> </tr> <tr> <td>Thursday</td> <td>12.00am to 02.00 am</td> </tr> <tr> <td>Friday</td> <td>12.00am to 04.00 am</td> </tr> <tr> <td>Saturday</td> <td>12.00am to 04.00 am</td> </tr> <tr> <td>Sunday</td> <td>Closed</td> </tr> </table> <p>Allowed hours are from 07.00am</p>	Monday	12.00am to 12.00 Midnight	Tuesday	12.00am to 12.00 Midnight	Wednesday	12.00am to 12.00 Midnight	Thursday	12.00am to 02.00 am	Friday	12.00am to 04.00 am	Saturday	12.00am to 04.00 am	Sunday	Closed
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LEGAL FEES	Vendors and purchasers to meet their own contractual costs. The purchaser is to meet the landlord's costs relating to the lease.														

Messrs Lakey and Co have prepared these particulars from information supplied to them for the guidance only of prospective purchasers who must ascertain for themselves from the Vendors the accuracy of any fact or matter upon which they place any importance or rely in any way in an acquisition of this property or any of its contents. No representation of any kind is intended to be made by this document and nothing herein contained shall have any legal significance in any transaction. Properties are offered subject to contract and to being unsold, all negotiations to be conducted through Lakey and Co. In the event of a sale being concluded, directly or indirectly with the vendor, the purchaser and vendor may find themselves liable to legal proceedings.