



Telephone 0845 241 2531

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## **LICENSED RESTAURANT, NEAR IPSWICH**

Reference: RE/2031/SE

**THE BUSINESS:** A fully licensed freehold restaurant with A3 consent, trading as an authentic Thai restaurant but would suit a variety of other cuisines.

**AGENTS COMMENTS:** The business has been trading since September 2002, and has developed an excellent reputation in the area for quality food. The restaurant does not have any direct competition for its cuisine, and is situated in a prime position close to all amenities and town centre.

**LOCATION:** Situated in a prime position in the town ideally located to take advantage of lunchtime and evening trade.

**TENURE:** Freehold, these premises are in part a flying freehold

**RATES:** The rateable value of the premises is £7,000. We understand that given rates payable is approx £3,100

**THE PROPERTY:** A prominent double fronted 85 sq metre restaurant with disabled access. Tables and chairs providing seating for 50 - 60 covers, fully equipped bar with chilled cabinets.

Kitchen with heat-sealed commercial grade industrial flooring. The equipment includes 5-burner Chinese cooker, stainless steel extractor unit, 1 microwave oven, 1 chest freezer, 3 upright freezers, 1 larder fridge, deep fat fryer, rice cooker, stainless steel preparation surfaces

Ladies' and gentlemen's cloakrooms and separate disabled cloakroom with toilet and wash hand basin, office area.

**FINANCIAL:** Accounts for the business to 31 March 2007 show a solid business with a turnover of £152,986 at a gross profit of c.72%. The 2008 figure are expected to be broadly similar. Full accounts will be provided to serious buyers after viewing.

**TRADING HOURS:** Tuesday - Sunday inclusive - 12 noon - 2 p.m. & 6 p.m. – 10.30 p.m.

**STAFF:** The business is at present operated by the vendor with the assistance of 3 full time plus 5 part time staff with an approx wage bill of £40,000 per annum.

**FINANCE:** Horizon Business Transfer Agents have established strong relationships with local banks and finance consultants, should you wish to obtain

finance to purchase this business, please contact **0845 241 2531**.

**VIEWING:** Viewing strictly by appointment through Horizon Business Transfer Agents by telephoning **0845 241 2531**

**LEGAL FEES:** Each party to meet their own legal costs.

**GUIDE PRICE:** £245,000 for the goodwill, freehold property, and fixtures and fittings plus stock approx £5,000

Particulars are supplied by the Vendor and should be verified, they are in no way guaranteed and do not form any part of a contract. We cannot accept responsibility for any inaccuracy. The information contained within these particulars is provided by the vendor, are believed to be accurate but must not be construed to form part of any contract. If however, you require clarification - or elaboration - regarding any specific element of these particulars you are asked to raise any query before making an offer so that clarification/confirmation can be given. It is not part of Horizons brief to determine the working order or efficiency of equipment included in the sale. Nor are we qualified to comment on the condition of the property other than perhaps its decorative state. Offered subject to contract and still being available.