



99Home Ltd.

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0 Bed Retail Property In Windsor Drive , Orpington, BR6 6EY

£3,333 Monthly



Ref:16076





SHORT DESCRIPTION

Property Ref: 16076 NEWLY DECORATED LICENSED INDIAN RESTAURANT WITH SIGNIFICANT POTENTIAL - LEASE FOR SALE Prime Location - Chelsfield, Orpington, Kent OVERVIEW An excellent opportunity to acquire a well established and fully licensed Indian restaurant offering substantial scope for growth. The business has been successfully operated by the current owner since 1997 and is now offered for sale solely due to retirement. THE PREMISES Impressive and spacious restaurant premises extending to approximately 1,800 square feet, finished to a high standard throughout. Features include attractive wood flooring, a ceiling fitted with LED spotlighting, and a well presented dining area accommodating up to 80 covers. A separate lounge and waiting area provides additional seating for approximately 8 to 10 guests. KITCHEN A large, level, and fully equipped commercial kitchen with quarry tiled flooring and stainless steel wall cladding, including • Stainless steel extraction system • Tandoori oven • Ten burner gas cooker with oven • Hot cupboard • Preparation tables • Double door stainless steel refrigerator • Additional refrigerator and chest deep freezer • Double sink with drainer and separate wash hand basin ADDITIONAL FEATURES • Customer toilet with WC and wash hand basin • Small stock and storage room • Rear access, ideal for staff use and deliveries TRADING HOURS AND PARKING • Flexible trading hours, seven days a week • Free parking available after 6.30 pm TURNOVER We are informed by the owner that the business currently achieves an average turnover of £3,000 to £3,500 per week, with an approximate gross profit margin of 60 percent. No delivery portals are currently utilised, offering further potential for growth. TENURE The private landlord, subject to satisfactory references, is prepared to grant a new flexible Full Repairing and Insuring lease, with rent reviews every three years. • Rent £40,000 per annum for the first three years • Business Rates approximately £5,000 per annum from April 2025 Interested parties are advised to verify this information with the local authority. PRICE £80,000 to include • New flexible lease • Goodwill • Fixtures and fittings Property Type: Retail Property Full Renting price: £3333.00 Pricing Options: Fixed Price Measurement: 1800 sq.ft. Parking: On street Heating Type: Central Heating -----



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

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