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****Confidentially Available****

KOSHER RESTAURANT/TAKEAWAY BUSINESS FOR SALE



EDGWARE, MIDDLESEX HA8 SHOP A – APPROX 649 SQ FT SHOP B – APPROX 640 SQ FT

Location:

Both premises are situated on Edgware Way (A41) in a highly visible position.

Description:

Trading from two separate premises (three shops apart) one of which is trading as a pizza and fish and chips eat in and take-away and the other trading as shawarma, kebabs, burgers etc also eat in and take-away.

Both restaurants are under the supervision of the Federation of Synagogues for kosher food.

Run as one business the premises turnover is steadily climbing and showing healthy profits. There is further scope for expansion as currently the business is not fully marketed.

Full details of turnover available to bona fide enquiries only after internal inspection.

The premises are offered as a going concern with all fixtures, fittings and equipment.



Areas: **Shop A** (Grill Restaurant)
4.80 m x 12.58 m 60.38 sq m – (approx 649 sq ft)
25 covers

Shop B – (Pizza/Fish Restaurant)
4.90 m x 12.15 m 59.35 sq m – (approx 640 sq ft)

Leases: **Shop A**
Held on a 15 year FRI Lease with approximately 2 years remaining at
£14,000 pa.

Shop B
Held on a 15 year Lease with approximately 13 years remaining at
£15,000 pa. (5 yearly rent reviews).

Terms: £220,000 is sought for the goodwill, fixtures, fittings and equipment.

Business Rates: London Borough of Barnet – Rates payable approximately £4,000 pa for each
shop. Interested parties should make their own enquires via the Local
Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee
any figures.

Reference Charge: Claridges charges a fee of £180.00 for taking up references for proposed
tenants. This fee is non refundable after the references have been taken up,
whether they are accepted or not by the Landlord.

Viewing: **Strictly by appointment only as staff unaware - via
Claridges Commercial – 0845 205 0007**

***NB: All services and equipment have not been tested, therefore, it is the buyer/tenant's
responsibility to satisfy themselves as to whether or not items are in working order
and services connected.***