

# HUMMERSTONE & HAWKINS

[www.hummerstone.co.uk](http://www.hummerstone.co.uk)

## MODERN RESTAURANT BUSINESS FOR SALE



- **MODERN 'WIMPY' RESTAURANT / TAKEAWAY BUSINESS FOR SALE**
- **PREMISES REFITTED 2018 / 60+ COVERS**
- **ADVISED WEEKLY SALES AVERAGE £5,500 (GP 40%)**
- **20 YEAR LEASE FROM 2018 / RENTAL £16,000 PA.**

**WIMPY**  
**16 UPPER WICKHAM LANE**  
**WELLING,**  
**DA16 3HE**

**LEASEHOLD**  
**£125,000**

**HUMMERSTONE & HAWKINS**  
**0208 303 1061**

**LOCATION:**

The subject property fronts on to the very busy Upper Wickham Lane at the junction with Welling High Street and Bellegrave Road.

The immediate surrounding area is an established retail area and near-by businesses include, Boots, McDonald's, KFC, Domino's, Superdrug, Lloyds, Barclays, HSBC and Lidl's. Upper Wickham Lane is a very busy local thoroughfare, buses frequently pass the door and Welling railway station is within easy walking distance

The property is well situated and where there is a very high volume of passing trade for much of the day.

**DESCRIPTION:**

The subject property was acquired by our clients in early 2018 who immediately undertook the project of refurbishing the premises to include new fixture and fittings at a cost apparently approaching £90,000.

The premises has a glazed frontage incorporating a single entrance door under a signage leading into the main public/seating area which has tables and chairs for 60+ people. To the left as you enter the restaurant is the serving counter and the kitchen preparation area. At the rear of the public area there is a door through to a rear passageway with doors to a storeroom / office and the customer toilets. To the front of the property is outdoor seating for 8 persons.

The premises is extremely well presented giving the overall impression of a clean modern business.

The business is run as a traditional 'Wimpy' offering a wide and varied breakfast and all day menu plus hot and cold drinks.

The business is open for trade 7 days a week from 10am through to 9pm and is run by one part time owner who is assisted in the day to day running of the business by part time staff.

We have been informed that all the fixture & fittings are owned outright with no items held on either lease or loan agreements.

**TRADING INFORMATION:**

At the time of our inspection we were able to discuss with our client recent trading levels and he advised that weekly sales are around £5,500. Interested parties are recommended to make their own enquiries to confirm this.

**TENURE:**

We are advised that the premises are held on 20 year lease from 2018. The passing rental is said to be £16,000 per annum and the rent subject to a review at the end of every 5 years.

NB: Whilst at the time of taking initial marketing instructions all the detailed information was believed to be correct, the Governments instructions in response to the Covid-19 pandemic has seen many businesses temporarily close so therefore we would recommend that any parties considering this business should contact us to confirm the availability and status.

**EPC:**

The premises has an EPC rating of C - 60

**RATES:**

We understand that the rateable value is £11,500 per annum, with rates payable of £5,646.50 per annum. Interested parties are advised to make their own enquiries with the relevant council in respect of small business rate relief.

**LEGAL FEES:**

Each party are to be responsible for their own legal costs

**VIEWING ARRANGEMENTS:**

**No direct approach may be made to the property / business. For an appointment to view, please contact the agent.**

Hummerstone & Hawkins

144 Welling High Street

Welling, DA16 1TN

T: 0208 303 1061



These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no tract. Responsibility cannot be accepted for inconvenience or loss viewing however caused, but appointments to view can be arranged by request.