

HUMMERSTONE & HAWKINS

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CAFÉ IN CRAYFORD AVAILABLE FOR LEASE



Café business within a 2 storey building is offered sale.

Advised sales of between £1,500 - £1,750 per week.

Seating for C. 30 persons / fitted kitchen & preparation area.

Consent to change shopfront to provide access to a 1st floor flat.

Good trading position next to Tower Retail Park.

Assignment of a lease till 2032 at a rental of £16,000pa.

HAPPY DAYS

137 Crayford Road

Crayford, DA1 4AS

Tenure: LEASEHOLD

Asking Price: £35,000

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Crayford is located in the London Borough of Bexley approximately 16 miles south east of Central London, some 2 miles west of Dartford and around 2 miles east of Bexleyheath.

The subject property is situated on the busy Crayford Road (A207) close to the junction with Station Road and the entrance into the Tower Retail Park. Happy Days Café benefits from much passing trade with Crayford Road being a main thoroughfare carrying traffic travelling between Crayford town centre and Dartford. Within walking distance is the Tower Retail Park plus the towns shopping centre where there is a good mix of both independent and national retailers.

There are good links to the A2 trunk road linking to London, M25 and Dartford Crossing.

Crayford has its own mainline train station which is in within a few minute's walk and with a journey time into London Charing Cross of around 43 minutes.

THE PROPERTY:

The subject property is a two storey mid terraced building comprising on the ground floor a trading café with storage rooms and ancillary arranged over the first floor. A glazed frontage incorporating a single entrance door under a signage leads into the main seating area which provides seating for C. 30 persons. Behind is the kitchen plus a preparation area, an inner passageway plus a toilet.

A door at the rear of the inner passageway leads out to a rear yard where there is a gate providing r pedestrian access plus there's an external staircase leading up to the first floor.

The property is said to include a front forecourt.

APPROXIMATE MEASUREMENTS:Ground Floor

Main seating area: 33.633sq m / 362sq ft.

Kitchen area: 10.936sq m / 112sq ft.

Preparation area: 7.590sq m / 82sq ft.

First Floor

Kitchen: 6.744sq m / 73sq ft.

Hallway: 6.390sq m / 69sq ft.

Bedroom: 10.301sq m / 116sq ft.

Lounge: 16.766sq m / 180sq ft.

THE BUSINESS:

Happy Days Café has been established for many years and has been in the hands of our clients, who are now looking to move out of the area, for C. 20 years.

The business is run a traditional café offering a menu including breakfasts, lunch & dinners, burgers, roast dinners, jacket potatoes, salads, sandwiches & paninis and beverages.

The business benefits from regular trade from repeat customers, shoppers as well as people working in the area.

Happy Days café is open 6 days a week from 6.30am through to 14.30pm.

The business is owned and operated by one working owner who is assisted in the day to day running by his father plus other family members.

FIXTURE & FITTINGS:

We have been informed that all fixture & fittings are owned outright with the exception of the Coke machine.

TRADING INFORMATION:

At the time of our inspection we were able to discuss recent trading levels with our clients who advised of the following. Weekly sales are said to range between £1,500 & £1,750. Interested parties are recommended to seek their own confirmation of trading information.

PREMIUM:

Offers are being invited in the region of £35,000.

TERMS:

The premises are available by way of an assignment of a lease which ends in 2032. The current passing rental is £16,000 per annum.

A minimum rental deposit of 3 months will be required.

EPC:

The premises has an EPC rating of C.

RATES:

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £14,000 per annum. We would still advise all interested parties to make their own relevant enquiries with Bexley council and to confirm the actual rates payable.

LEGAL FEES:

Each party are to be responsible for their own legal costs.
Current tenant to be responsible for the landlords legal costs.

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.