

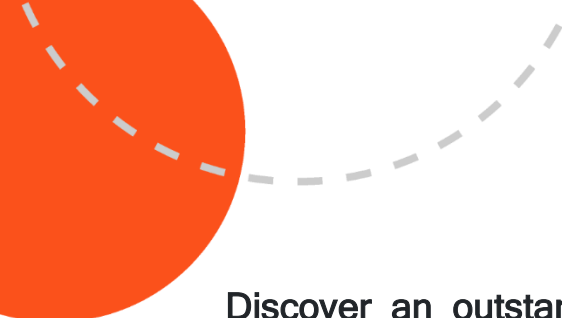


Established Greek Restaurant Business For Sale

South Essex / Price: £43,000 Leasehold / Tel: 01702 207720 or 01245 210227





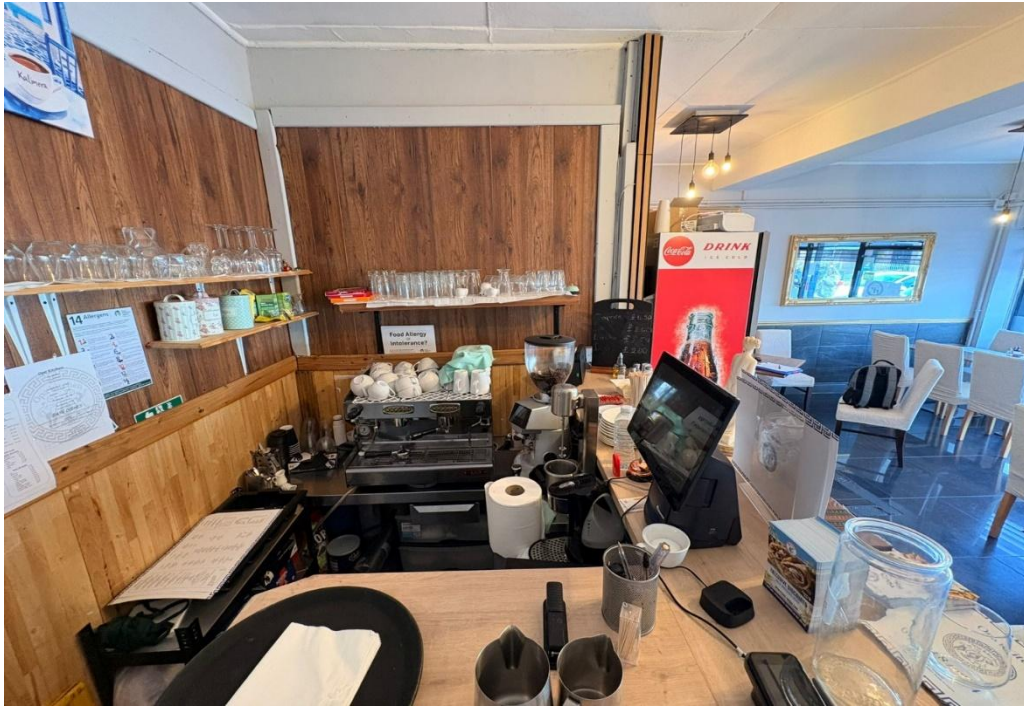


Discover an outstanding opportunity to acquire a fully equipped **Greek restaurant**, perfectly positioned in a densely populated area on the outskirts of Southend-On-Sea. The premises offer a fantastic foundation for a new owner to inject fresh, dynamic energy. Step inside and immediately appreciate the inviting atmosphere of this well-appointed restaurant. The interior comfortably accommodates 24 covers, providing an intimate and welcoming dining experience for patrons. Beyond the main dining area, the property benefits from additional al-fresco outside space.

One of the most significant advantages of this offering is the inclusion of high-quality, fully operational commercial kitchen equipment. This means a seamless transition for the new owner, eliminating the substantial initial investment typically associated with fitting out a restaurant from scratch. As an example, our client has spent **£75,000** on this project to date. This business presents **huge potential** under new, dynamic ownership. The current setup is robust, but there is ample scope for a visionary entrepreneur to introduce new menus, extend opening hours, or enhance marketing efforts to further capitalise on the strong local demand. The location and low rent are a key asset, situated within a thriving community that ensures a consistent flow of potential customers.

Find us on





Highlights

- / Fully Equipped Greek Restaurant Premises
- / 22 Covers + Additional Al-Fresco Outside Space
- / High Quality Equipment Remains
- / Commercial Kitchen
- / Huge Potential Under New Dynamic Ownership
- / Densely Populated Location
- / Nive Years Unexpired Lease at Low Rent
- / Outskirts of Southend on Sea

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Restaurant Area /

23'9 x 17'6

Shopfront with central entrance door, high gloss tiled floor, plastered ceiling, stylish wood panelled wall, twenty-two covers, range of modern tables and seats, drop lighting, fitted wall mirror, power points, feature Santorini wall covering, access to reception desk and servery with wall mounted shelving for crockery, freestanding fridge, coffee grinder, professional Italian coffee machine, computer system for payments.

Inner Hallway /

7'0 x 3'0

High gloss polished tiled floor, storage cupboards, plastered ceiling, door leading onto rear parking for two vehicles.

Customer Toilet /

5'8 x 3'2

White suite comprising of toilet and wall mounted wash hand basin, wall mounted boiler, half tiled walls, tiled floor, glazed window to rear aspect.

Commercial Kitchen /

5'5 x 4'3

Recently installed equipment to include freestanding chiller, mixer, stainless steel storage and preparation tables and stands, commercial oven, four ring gas hob, two pan fryer, griddle, chargrill, freestanding microwave, wall mounted hand sink, extraction unit, insect repellent, floor covering, stainless steel back plate and tiled wall areas.

Ante Room /

5'9 x 6'0

Stainless steel double bowl sink unit, freestanding freezer, floor covering, equipment shelving areas.

Lease Details /

We are advised that the premises enjoy a long unexpired lease term of approximately nine years. The current rent is competitively set at just £700 per month.

Business /

Although our client did not operate the business, they suggest that a weekly turnover of around £1000 was produced during the short period of trading.

Asking Price /

Sensible offers in the region of £50,000 are invited for our client's business interest to include trading name, all equipment. lease interest and Ltd company.

