



Price/premium: £125,000 **Rent:** £18,000 Per annum **Size:** 450 Square feet **Ref:** #3071 **Status:** Available

Location

Great trading location close to many long established independent traders with free street parking outside and public car park close by.

Description

Business for sale - Guide price £125,000 to include goodwill, fixtures, fittings & equipment.

Available on a new commercial lease for a term to be agreed.

An opportunity to take over this well regarded and very long established Sandwich Bar, which is fully fitted for the trade and has been trading, we understand, for some 30 years. Our clients have owned the business for approximately 10 years and have added a mobile catering unit to the take-away and delivery services already offered (Smart car included in sale).

The business enjoys a loyal following, being one of only a few independent shops in the area selling freshly made to order sandwiches.

The premises, which measure circa 450 sq ft, are prominently situated in a sought after parade with easy on street parking and close to Walton on Thames town centre- the mainline station is also within easy walking distance.

Trading profitably over six days, financials and further details can be provided to genuinely interested parties after an initial meeting.

The unit should qualify for small business rates relief, subject to the usual criteria.

The virtual freehold of the shop (999 year lease) can also be available if required- please enquire.

Please view only view by prior appointment through us.

EPC band B.



Address

Address: Crumbs, 103 Hersham Road Postcode: KT12 1RN Town: Walton on Thames Area: Surrey

General information

Tenure:	Leasehold
Price/premium:	£125,000
Rent:	£18,000 Per annum
Legal fees:	Not specified
Rateable value:	The VOA states a RV of £9,900, so the shop should qualify for full SBR relief, subject to the usual criteria.
Lease details:	New lease for a term to be agreed.
Trading hours:	Mon- Fri 07.00- 15.00. Saturday 07.30- 14.00. Sunday closed.
Years established:	10 years in current hands.
Employees:	4 full time.
Client involvement:	One owner working full time.

Features

- ✓ Excellent trading location
- ✓ Parking close by
- ✓ Turnkey opportunity
- ✓ Well equipped
- ✓ Close to station
- ✓ Must be seen

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form

part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.