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# VANDERVELLS

BUSINESS TRANSFER CENTRE

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Covering Suffolk & Essex  
Telephone (01473) 713589  
www.vandervells.com

## KOSHER DELICATESSEN AND OUTSIDE CATERERS

Situated in the heart of the Epping Forest, this is a highly trusted and very popular kosher delicatessen/catering business. Catering for both the local community and also traditional Jewish ceremonies this highly profitable business boasts regular and repeat custom with bookings often being made 6/8 months in advance.

TENURE: Leasehold held on a 10-year lease from 2002 with a current rent of £6,240 p.a.

RATES: Rateable Value £8,100, we are informed that approximately £3,500 is currently payable

TAKINGS: We understand that the weekly takings in this lucrative cash based business opportunity are in excess of £4,500 per week. Full accounts will be made available to serious buyers.

STAFF: Run by the owner with assistance from seven members of staff on casual to p/t contracts, approx. annual wage bill of £11,000

TRADING HOURS: Daily 8.30 a.m. to 5.00 p.m. except  
Friday and Sunday 7.30 p.m. to 5.00 p.m.

PREMISES: This double fronted main shop area (41 sq m) includes three large chilled display cabinets, and two tables. With additional staff toilet and storage. Outside to the rear of the shop is the main preparation area (29 sq m) housed in a separate building including a 4-burner cooker, preparation surfaces fridges and freezers.

PRICE: Leasehold, £140,000 plus s.a.v. £2,000

VIEWING: Strictly by appointment through Vandervells

LOCATION: Ideally located and part of a parade of shops in a exceedingly affluent area in the heart of the Epping Forest

Reference: GD/1012/SE