
VANDERVELLS

BUSINESS TRANSFER CENTRE

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

INDIAN TAKEAWAY
On main road location

This is a wonderful opportunity to acquire a solid and well-equipped takeaway business. Situated in a densely populated area it is perfectly situated to take advantage of passing custom, hungry pub customer and the immediate delivery area. Offering a full range of good quality freshly prepared Indian meals as affordable prices

- LOCATION:** Situated within a parade of shops on a thoroughfare leading towards the boom area of Ipswich town centre
- TENURE:** Leasehold, on a 15-year lease from 29 July 2006 Current rent £15,000 p.a. for the shop and separate flat.
- RATES:** Rateable value £4,600 with approx £2,000 payable for 2007/2008
- FINANCIAL:** We understand that the current owners established the business in 2006 however due to personal reasons a sale is forced upon them. They have increased the takings in that time and we understand currently have weekly takings average £1,300.
- TRADING HOURS:** Monday – Sunday 5.00p.m to 11.00 p.m.
Closed Tuesdays
- STAFF:** Run by the owners with assistance from two members of staff with an approx. wages bill of £100 per week
- FIXTURES & FITTINGS:** This is an extremely well fitted shop featuring two commercial fridges, two freezers, two hot plates, stainless steel preparation surfaces, a nine burner cooker, extractor fans, and a tandoori clay oven
- PREMISES:** This lock up shop has a spacious 34 sq. m. shop with a 10 sq m kitchen to the rear of the property. Above the shop and entering from a second entrance is a spacious one/two bedroom flat with separate kitchen and bathroom.
- VIEWING:** Strictly by appointment through Vandervells
- PRICE:** Leasehold, £52,500 for the goodwill, leasehold interest, and fixtures and fittings

Reference: TA/1023/SE