

H08212 – Sandwich bar and cafe for sale

- Outstanding opportunity to acquire a successful sandwich bar and cafe business
- Sought after location

Near to London Bridge and the new developments around the London Assembly and Tower Bridge.

In an up and coming road with new and attractive bars and restaurants frequented by young residents and local office workers.

Similar property in the road has been exchanged hands recently soon after going on the market and there continues to be a strong demand for café/retail outlets.



- The property has been recently refurbished with an outside decked area
- Leasehold: 15 year lease, 12 years to run. Rent and Rates: £13,200 per annum
- Employees: 1 manager, 2 staff. The vendor does not take an active role
- Open: Monday to Saturday
- The vendor has instructed the sale in order to concentrate on other projects

Financial overview

Year	2007	2008 forecast
Turnover (annual)	£189k	£150k
Turnover (weekly)	£3.8k	£3k
Gross Profit	£78k (41%)	£75k (50%)

- The café has been proven to be able to make £650 to £800 per day with the appropriate management and marketing.

Asking price: £55,000 (asset and goodwill sale)