

BRIGHTON.CO.UK
BRIGHTON.CO.UK

OPEN 24/7
DELIVERIES 24/7

THE

Popular Diner in East Sussex 04998

Key Financials

Turnover	£350,000
Net Profit	£60,000
Rent	£15,000
Rates	N/A
Stock Value	£0

Key Points

- **Established business with good reputation**
- **Fantastic location in fashionable area**
- **Huge growth potential**
- **High turnover and good profit margins**
- **Excellent premises in good condition**

Business Overview

"Good quality food, great choice, excellent price. Delivery also available." - Customer Review

For sale here is a well-established diner and takeaway in Brighton offering no-frills home-cooked food to a huge range of customers.

This is a unique opportunity in terms of the business itself and also the timing of it coming up for sale.

Any potential buyer can pick up this business which already has a healthy and consistent turnover as well as a huge potential for growth due to a building development that has just been finished, which will bring an enormous captive market to the business.

The whole area has been redeveloped and features a beautifully paved road. The business has now been fully fitted out with a new roof, front cladding, modern furniture, energy-saving lightbulbs, an illuminated sign, and a new extractor fan.

The premises benefit from great customer footfall, with over 450 students living across the road, and a further 600 residents having just moved in.

Inside the new development, there are also offices and a dance studio, which attract over 50k visitors each year. This will provide plenty of passing custom for the new owner.

Tenure:

Leasehold

Asking Price:

£180,000

Location

- ✓ **Located in Brighton**
- ✓ **450 new student living accommodation opposite**
- ✓ **Newly developed area**

More Info

Reason for Sale	Other business
Year Established	1975
Number of Employees	6
Lease Length	15 Years
Full Financials	TBC
Energy Performance Cert.	TBC

Business Description

This a regular café/diner with a basic shopfront, that opens up to a service counter and customer waiting area. The rest of the premises is laid out with tables and chairs for customer dining, but is very clean and decorated to a good quality.

There is some outside seating at the front of the diner, and of course some kitchen areas and storage space in the basement.

The diner is open 24 hours a day and offers a delivery service throughout this time, including breakfast and night-time deliveries.

This is seen by the local population as a unique service and hence the business has built a friendly and popular reputation as a much-loved resource in the community.

The business has a strong customer base from night workers, students, clubbers, taxi drivers, lorry drivers and local residents. Food can be eaten in or taken away. There is a Facebook page for the diner and it is featured favourably on several websites advertising local cafes in the Brighton area.

Opportunity

The current owner has valued the business with the fantastic opportunities to be gained from the upcoming student apartment development in mind.

While the business has been established for over 40 years, it is still seeing development potential, not just in the huge increase in customer base it will soon be experiencing, but also in possibly exploring more modern menu options to fit in with younger lifestyles. There is also the potential to modernise the premises and improve the online presence of the business.

Gallery



Viewing

If this business is of interest to you, we recommend arranging a viewing.

All viewings are strictly by appointment through Intelligent Business Partners. No approach whatsoever should be made to the owner of the business.

What To Do Next

If you would like to find out more detailed information about this business, such as copies of the accounts or have a specific question, please call 0800 612 7718.

To find out more about Intelligent, please visit our website
www.intelligent.co.uk

Terms & Conditions: Misrepresentation Act 1967- Intelligent Business Partners for itself and the Vendor (s) or lessor (s) of this property/business whose agent it is give notice that; 1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained herein as to the property or business are to be relied upon as statement or representation of fact. 3. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Intelligent Business Partners limited nor any person in it employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the buildings services or service installation (where specific responsibility of the freeholder/business owner lessor or lessee) have been tested and are not warranted to be in safe working order. Finance Act 1989- Unless otherwise stated all prices and rents quoted (where applicable) are exclusive of VAT. Property Misdescriptions Act 1991- Every reasonable effort has been made by Intelligent Business Partners limited to ensure accuracy. Interested parties are strongly recommended and advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.