

A photograph of two glasses of beer on a black tray. The beer is golden with a thick white head of foam. The background shows a dark wall with a pattern of light-colored leaves and a warm, dimly lit interior.

**Reputable Contemporary  
restaurant in Woburn,  
Bedfordshire.**

**R07366**

# Key Financials

Turnover	£177,735
Net Profit	TBC
Rent	£44,000
Rates	£10,000
Stock Value	£5,000

# Key Points

- Award-winning Brasserie
- Excellent atmosphere and food
- Exemplary customer service
- Well-equipped premises
- Bustling location

# Business Overview

*"We went for lunch for a special birthday a few weekends ago and had a lovely time. Food was delicious, service very good. I'm lactose intolerant so it's sometimes tricky navigating menus, but waiting staff were brilliant and dealt with requests quickly and without fuss. Everyone enjoyed their food, but I personally can recommend the smoked salmon as a starter - nice big portion, three different kinds - and beef cheek for mains - comfort food galore!!" - Customer Review*

The business for sale is a popular Brasserie based in Bedfordshire.

Since 2013, under current ownership since 2018, the brasserie has been serving a selection of high-quality food to cater to all tastes. Its premises is highly inviting and tastefully decorated to create the perfect ambiance in which diners can completely relax.

Now for sale due to the current owner's other business interests, the business requires a new owner to continue running the brasserie profitably and developing it as they see fit.

**Tenure:**

# Leasehold

**Asking Price:**

# £150,000 +SAV

## Location

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- ✓ **Picturesque Georgian village**
- ✓ **Ample footfall**
- ✓ **Access to parking**
- ✓ **Positioned on a busy bus route**

## More Info

Opening Times	5pm-8pm
Reason for Sale	Other
Year Established	2013
Number of Employees	6
Full Financials	<a href="#">Click Here</a>
Energy Performance Cert.	TBC

## Business Description

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The restaurant comprises a sizeable ground floor area with space for up to 68 covers. It boasts a clean, crisp finish and warm lighting to ensure a relaxed environment, with a bar and stools situated to the side for waiting diners. A well-equipped kitchen area beyond allows for efficient food preparation. A spacious outside area to both the back and front also has seating for up to 40 people.

The first-floor houses accommodation, inclusive of four rooms, a kitchen and bathroom, currently inhabited by the staff. This has the potential to offer a private dining area if the new owner chose to refurbish the floor.

This is a leasehold opportunity with an annual rent of £44,000.

## Opportunity

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This a great opportunity to take on a well-established, successful family-run brasserie which creates delectable food which keeps diners returning time and time again. The business has built up an impressive turnover year on year and benefits from the Business Rates Retail Scheme.

The brasserie would be well-suited to an individual with experience in the catering industry or someone looking to take on an exciting lifestyle business.

Developing the business through a stronger approach to marketing would be a great way to gain more exposure and attract new customers. Increasing opening hours and possibly holding more events would also be a great way to entice more visitors.

The existing owner would be willing to negotiate a transitional period to ensure a smooth handover.

# Gallery

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## 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](http://www.intelligent.co.uk)**

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