



**Artisan Italian Restaurant in  
Gloucestershire  
R07660**

# Key Financials

Turnover	£330,000
Net Profit	TBC
Rent	£25,000 + VAT
Rates	£6,000
Stock Value	£0

# Key Points

- **Excellent reputation**
- **Loyal customer base**
- **Events hosted**
- **Well-equipped premises**
- **Equipment included**

# Business Overview

*"Couldn't of be happier with the service and the food was unreal best I've had out in a long time will definitely go back and recommend." - Customer Review*

The business for sale is an artisan Italian restaurant in an idyllic market town location.

Established in 2017, the restaurant has quickly built up a fantastic reputation in the local area for its delicious, freshly cooked food. Offering a varied, seasonal menu, the restaurant is able to offer a range of dishes to suit all tastes and occasions, including vegan options, Sunday roasts, lunchtime, and dinner options. Menus are changed seasonally to ensure variety and keep customers coming back for more.

Now rated the number 1 restaurant in the area on TripAdvisor, the business has garnered a large number of positive reviews across the site, as well as on Google and Facebook.

All of the relevant fixtures and fittings are to be included within the advertised sale price, including; kitchen equipment, chairs, table, fridges, and freezers. Only now for sale due to other business interests, this opportunity is offered on a leasehold basis. Rent is payable at a rate of £25,000 P/A with two years remaining on the current lease agreement.

**Tenure:**

# Leasehold

**Asking Price:**

# £65,000 +SAV

## Location

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- ✓ **Nearby car parking**
- ✓ **Residential area**
- ✓ **High footfall**
- ✓ **Shopping centre location**
- ✓ **Close to local businesses**

## More Info

Reason for Sale	Other business
Year Established	2017
Number of Employees	5
Lease Length	5 years
Full Financials	TBC
Energy Performance Cert.	TBC

## Business Description

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Entering through the front patio area, with 3 outdoor tables, customers enter straight into the bar area – complete with wood burner and space for 2/4 tables. Behind the bar is access to a storage area for draught drinks. To the left, you can see the main, 32 cover restaurant with access to the kitchen in the far left corner. Walking through the main restaurant, customers enter a further dining area/function room for larger parties of up to 20 or individual tables for approx. 12-14 guests. This section looks out onto the courtyard, complete with sliding doors that open up fully. From this section is access to the customer toilets and a useful storage cupboard. Externally, there is a private courtyard and garden with space for up to 50 covers.

To the top floor there is an area currently used as a prep room, a small utility room (with plumbing for a washing machine) and an ice machine. This floor also boasts two good sized bedrooms (master with en-suite, second with private toilet).

## Opportunity

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This would be the perfect opportunity for an experienced restaurateur looking to take on a business with an already established reputation. Benefiting from a large social media following on the likes of Instagram and Facebook, increasing online advertising to reach new diners could see the customer base increase dramatically. The business could also be grown further through the introduction of a takeaway or delivery service, allowing customers to enjoy the restaurant's delicious food from the comfort of their own homes.

The business has already had success in the events and private hire markets. An increased focus on this element of the business to push more private hire bookings for parties and weddings could also see profits increase. The top floor of the building holds great potential, with the possibility to add a shower/bath to the second bedroom and use the entire space exclusively for accommodation.

The current owner would be willing to offer a transitional period.

# 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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