



# CROWN

LETS 4 U

**TO LET**



**£15,000 Annual**

## **Café Business For Sale**

### **Penge Road, Anerley, London, SE20**

Crown Lets 4u Estate Agents are proud to present this A3 licence Cafe Restaurant that is currently still running the business. This restaurant has a direct front face on Penge Road with front decking space for outside table and chairs and also at the rear there is a very big rear garden with table and chairs. This restaurant also has a very big one bedroom basement flat and a storage room. This restaurant is very spacious and recently had been newly refurbished to a very high modern standard.

It's in excellent condition with modern interior throughout and a beautiful customer area with table and chairs, front cold drink counter and table counter. There is a spacious kitchen area with many restaurant appliances and a customer wc room. Comprising an extensively equipped premises and running business with goodwill/premium is only £60,000 and the Rental is £15,000 p.a. (£1,250 PCM) (Last year the restaurant profit £21k and the previous year to that was £35k profit).

A brand-new lease from 12 to 20 years FRI Lease can be provided with rent review every 4 Years.

**TO INCLUDE THE BUSINESS GOODWILL,  
FIXTURES & FITTINGS £60,000**

**+ 1 Bed Basement Flat**

**AVAILABLE NOW!**

**Rent:** £1,250.00 PCM

**Premium:** £60,000

**Business Rates:** Nil

**Tenancy Type:** FRI Lease

**Rent Review:** Every 4 Years

**Licence Type:** A3

**Size:** 613.543 Sq Feet

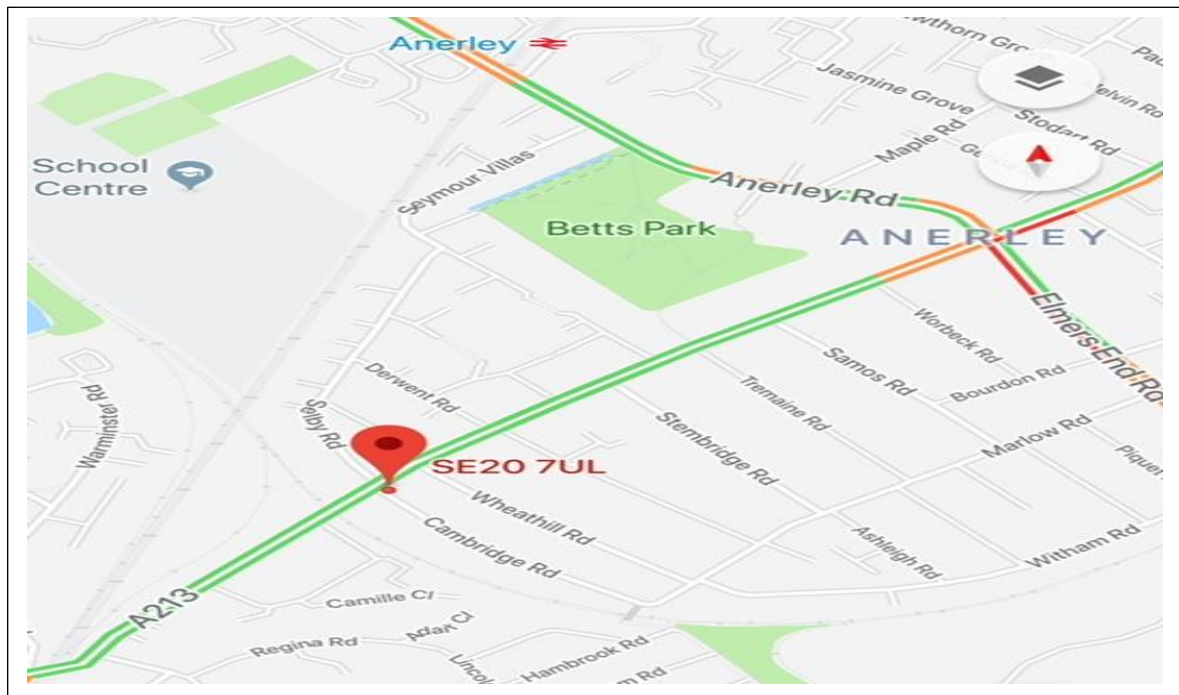
**Building Insurance:** tbc

**Solicitors Fees:** Going In  
Tenant will pay for the  
landlords solicitors and  
his/her costs.





## MAP&POSTCODE: SE20 7UN



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