LANSLEY

Business Sales and Commercial Agents Since 1890

Restaurant For Sale

£90,000

2,250 sq ft

93-97 Caversham Road, Reading, RG1 8AN

Fully fitted licensed Indian restaurant with 75–80 covers, stylish fit-out, strong roadside position, forecourt seating & huge potential.

- Fully fitted licensed Indian restaurant
- 75–80 internal covers
- Stylish fit-out with £120k+ invested
- Fully equipped commercial kitchen
- Busy Caversham Road location
- New lease available subject to landlord approval

www.lansleycommercial.co.uk/contact-us

Description

Reduced Price

Situated on the busy Caversham Road, close to Reading town centre and Caversham, this is an opportunity to acquire a fully fitted and well-presented licensed restaurant in a strong roadside trading location.

Established in its current format in November 2023, the premises have been fitted out to a high standard, with the owners advising that in excess of £120,000 has been invested into the fit-out, kitchen equipment and overall presentation.

The premises provide approximately 70–75 covers internally, together with forecourt seating potential (subject to any required consents). The property benefits from a fully equipped commercial kitchen, bar area, customer WC facilities and rear bin/storage space.

The business currently benefits from a mix of dine-in and delivery trade and offers scope for further growth under an owner-operator or experienced hospitality group.

The sale includes the lease, fixtures, fittings and equipment only. The trading name, branding and company entity are specifically excluded from the sale.

Location

The premises occupy a prominent roadside position on Caversham Road, a busy arterial route linking Reading town centre with Caversham and Reading Mainline Railway Station.

The surrounding area comprises a mix of independent retailers, restaurants, residential housing and established commercial occupiers, benefiting from strong passing traffic and a well-established local customer base.

There have also been significant residential developments completed immediately adjacent to the property and within the surrounding area, helping to increase local footfall and future customer demand.

Reading town centre is within close proximity, providing access to The Oracle Shopping Centre, Reading railway station and wider town centre amenities.

Summary

- Price: £90,000
- Lease: Assignment
- Terms: 10 months

Further information

- View details on our website

Contact & Viewings

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Viewings

Strictly by prior appointment through the sole agents Lansley Commercial.
Under no circumstances should staff be approached directly, and all enquiries must be made through our office.

Terms

Lease: Leasehold premises at a current rent of £38,000 per annum exclusive. The current lease is understood to expire in the near future and a new lease is expected to be available, subject to landlord approval and covenant strength. Further lease details are awaited from the landlord.

Applicant Agency Fee

Agent's Fee: £650 plus VAT, payable by the purchaser upon completion of the sale to Lansley Commercial for introducing and facilitating the transaction.

LANSLEY

These particulars are provided by the vendor and are believed to be correct, but their accuracy cannot be guaranteed. They do not form part of any offer or contract.

All descriptions, dimensions, and details are given for guidance only and should not be relied upon as statements of fact. Any intending purchaser or tenant must satisfy themselves as to their accuracy.

Unless otherwise stated, all figures quoted are exclusive of VAT.

Floor Plan

Floor area 139.8 sq.m. (1,505 sq.ft.)

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MASAKA