


# Business Sale Overview Memo

## Modern Mexican Restaurant

<b>Business Opportunity</b>	<p>An excellent opportunity exists to purchase the business and assets of a well-established fully fitted 50 cover Mexican restaurant prominently situated in Chorlton, South Manchester.</p> <p>The premises benefit from a fully fitted bar, kitchen and restaurant at ground level, basement level storage, and a fold-back shop front leading to a Veranda for al fresco dining.</p> <p>The premises are fully fitted out and have A3 planning consent and premises alcohol licenses in place.</p> <p>Lease runs until 2031, Current passing rent £12,000 per annum.</p> <p>Offers in the region of £30,000 are sought for the benefit of the lease, fixtures &amp; fittings, equipment and established Goodwill of the restaurant.</p> <p>Interested parties are requested to specifically deal and formally register their interest with Cameron Crombie at SIA Group, who are acting as Agents on behalf of the proposed Administrators.</p> <p>A sale will be executed at the earliest opportunity.</p>	
<b>Business Overview</b>	<ul style="list-style-type: none"> <li>- Leasehold premises in Chorlton, South Manchester</li> <li>- Long Leases, A3 usage</li> <li>- Established restaurant with skilled workforce</li> <li>- Average t/o c£210k</li> <li>- Lease available on request</li> </ul>	
<b>High Level Financial Information</b>	<p style="text-align: right;"><i>Y/E FEB 2018</i></p> <p><i>Turnover</i>            <i>£213K</i></p> <p><i>Gross Profit</i>        <i>£130k</i></p> <p><i>*Accounts available on request</i></p>	
<b>Assets for Sale</b>	<ul style="list-style-type: none"> <li>- Restaurant, Bar &amp; Catering Equipment</li> <li>- Fixtures &amp; Fittings</li> <li>- Leasehold Premises</li> <li>- Goodwill / Trading Name</li> <li>- Domain name, Website, Digital/Social Media Assets</li> </ul>	
<b>Further Information</b>	<p>Requests for further information should be addressed to Cameron Crombie of SIA Group. Contact details have been provided below.</p> <p>Interested parties are invited to register their level of interest. Access to additional information will be provided on receipt of signed NDA. All offers to be supported by proof of funding.</p>	

For further information please contact:

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