



BENNY'S DINER

(former Little Chef Restaurant)

Wisbech Road, Long Sutton, Lincolnshire, PE12 9AG

Leasehold £80,000

Ref: 91519

- Ground floor Lock-up 'American Diner' style restaurant
- Located on busy A17 roundabout close to Long Sutton
- Large open plan trade area with fully equipped kitchen
- Sizeable car park & external lawned trade garden area
- Net Turnover £489,295 - Net Profit £55,824 per annum

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**Sidney
Phillips**



LOCATION

This business is located in a prime position sitting just North of Sutton Bridge on the major route A17 close to the Lincolnshire market town of Long Sutton. The property was a former Little Chef and is now owned and leased out by Travelodge where there is a 40-bedroom hotel directly next door.

Nearby points of interest include the popular town and small port of Boston (20 miles) and the thriving market towns of Wisbech (8 miles) and Kings Lynn (13 miles). The East coast and the rectangular bay of the Wash are also within easy reach. The nearby road network links are excellent with the nearby A17, A16 and A47 all set amongst a series of other 'A' roads providing easy access throughout this beautiful county.

This highly desirable licensed American diner is of brick construction and sits under a pitched tiled apex roof.

TRADE AREAS

A small welcoming entrance porch to the front provides access to the carpeted reception and open plan trading area.

Diner & Grill (circa 70 covers) is an open plan area with a delightful warm, welcoming and relaxed atmosphere. Leather upholstered booth style seating is complimented by loose tables and leather upholstered chairs all sitting on a black and white chequered ceramic tiled floor. White painted exposed brick walls are complimented by black and white American themed photos adorning the walls throughout. To one end is a small wooden bar server that doubles up as a reception and drink service point. An open plan servery (with spacious kitchen area behind) runs the whole width of the diner having chargrills, hot plates, coffee preparation and service areas all on show.

There is a large and spacious fully equipped commercial catering Kitchen with 5* EHO rating, stainless steel appliances and surfaces (appliances not tested) and wash up/prep areas. Walk-in chiller and walk-in freezer. Ladies, Gentleman's and Disabled WCs. Additional storage rooms / Staff area / Utility Room / Bottle stores / Dry goods store / Office.

EXTERNAL

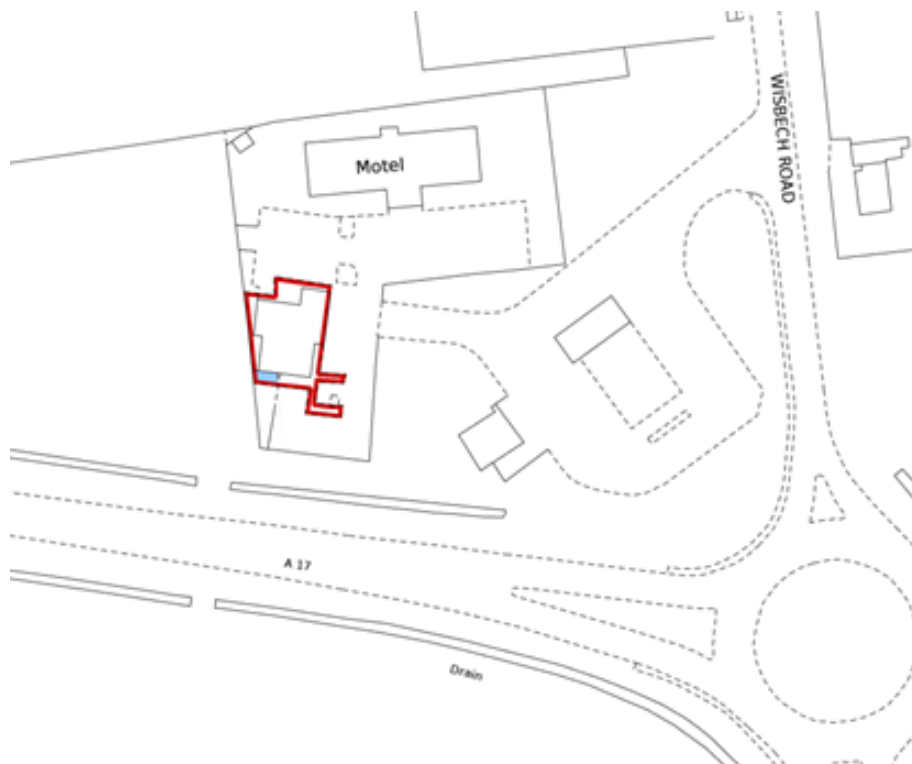
To the front of the property is a small grassed and gravel Al Fresco garden area with wooden picnic benches (circa 24+ covers). The garden area has attractive red and white striped Dutch awnings, established shrubbery borders and rolling Lincolnshire countryside views. To the front and side of the property is the patron's lined car park with space for circa 22+ cars

THE BUSINESS

The current ownership purchased this former Little Chef restaurant in 2014 and following a total refurbishment of the premises has since created a solid thriving and profitable casual dining business offering quality home cooked authentic American food and drink to a loyal, repeat, passing and desirable clientele. Due to our vendor client's other business interests they are now looking to sell the lease on. The business is currently operated by one of the owners assisted by approximately 7 full and 7-part time/casual members of staff. This thriving business currently offers breakfasts, steaks, burgers, sandwiches, sweets, milk shakes and waffles to name but a few and is immensely popular by all that visit. This is recognised by the many exceptional reviews shining through on Trip Advisor and Google. The property is also a highly popular meeting point for American car rallies, scooter and bike meets.

New owners could continue to operate the business using the same highly successful formula or they may wish to take the business to the next level. In our opinion this could be achieved by taking advantage of the obvious opportunity to extend the opening hours or the introduction of a summer BBQ smoke grill and authentic Pizza offer. In our opinion this property could accommodate any style operation or world cuisine offer and does not have to remain as an authentic American diner.

It is our understanding that the year-end net turnover for February 2020 stood at £489,295 resulting in a net profit before tax of £55,824 per annum. Further accounting detail will be made available to serious parties following a formal viewing.



TENURE & PRICE

LEASEHOLD £80,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

TERM For a term of 15 years expiring September 2029. The lease is Inside Part II Landlord & Tenant Act 1954 and is fully Assignable.

RENT Annual rent & service charge £20,588 - Paid monthly in advance

RENT REVIEWS Rent Review to take place every year in accordance with RPI

REPAIR LIABILITY Full repairing and insuring tenancy agreement. The tenant will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property. TIE Free of all trade ties

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

We are advised that the business trades with the benefit of the Premises Licence (not seen) which permits the sale of alcohol during the hours of:

Mon - Sun 10am to 11.30pm

Permitted Premises Opening Hours are:

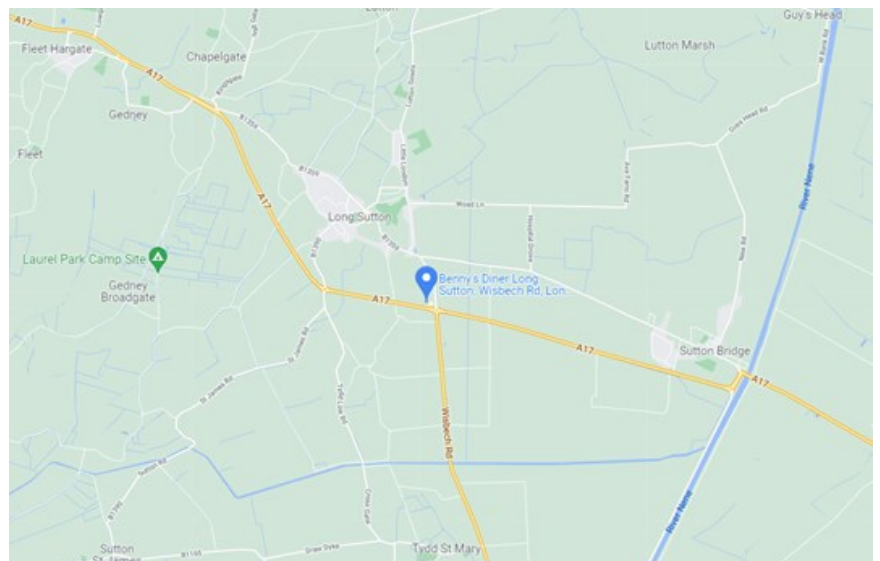
Mon - Sun 7am to midnight

Current opening hours are:

Mon - Sun 7am to 9pm

SERVICES

All mains services are connected.



EPC Reference: N/A

BUSINESS MORTGAGES

01834 849795

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CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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