

A Mano

Ref: 2460407

286-290 High Street, Orpington, BR6 0ND

Leasehold: £150,000, Annual Rent: £75,000

Prominent Orpington high street location
10 year lease available
60 cover restaurant with 24 external seats
Net turnover in excess of £1m in 2022
Commercial kitchen and appliances included
Energy Rating B

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A Mano (meaning 'by hand' in Italian) is an award-winning Coffee Bar & Kitchen which opened its doors on Orpington High Street following a full internal and external refurbishment in September 2018. It was founded by a London-born, Italian-raised restaurateur and is a family run business.

The business opens 11am to 10pm Monday to Sunday for breakfast, lunch, dinner, and everything in between. The business is multifaceted offering a full restaurant experience, a successful takeaway service and a Deli. Boasting a 5-star hygiene rating and high customer reviews, this successful business presents a fantastic opportunity for a wide range of restaurant operators.

Location
Orpington is a town and area in southeast London, England, within the London Borough of Bromley. A Mano Coffee Bar and Kitchen occupies a prime position on Orpington High Street, on the corner of Knoll Rise. The bustling high street is known for its diverse range of shops, restaurants, and bars.

The restaurant is a 15-minute walk from Orpington rail station and benefits from good transport links and ample high street car parking. It can be reached easily from the M25 via the A21.

Internal Details
This 2.5k square feet property is air conditioned and fitted with CCTV and a security alarm system. There are ladies, gents and disabled toilets serving diners in the 60-cover restaurant area and an open, fully fitted, commercial kitchen, equipped with a gas pizza oven. Back of house includes a staff changing area, with toilet, an office and ample storage. The business also includes a retail hop situated at the entrance, a deli counter, and a fully equipped bar.

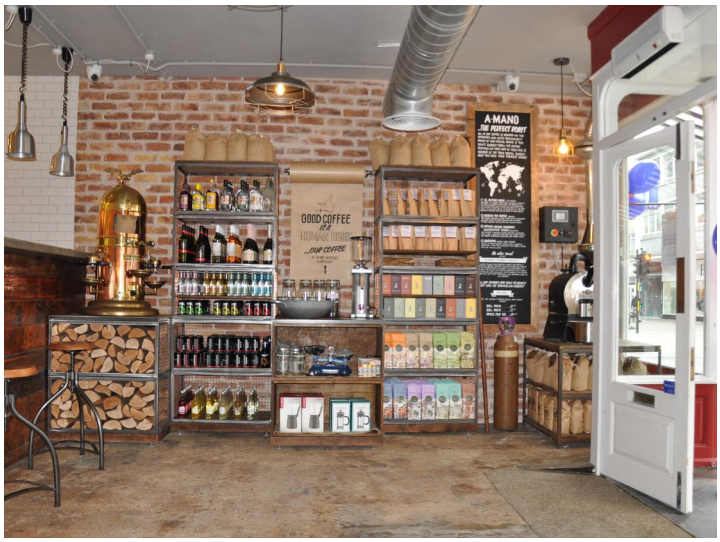
The Opportunity
The business is currently operated by the freehold owner of the property who's only reason for leaving is to wind down and retire. This is a successful and established business occupying an optimum position on the bustling high street. There is further opportunity to attract morning customers by opening earlier, permitted within the license, and an opportunity to extend dining in the evening.

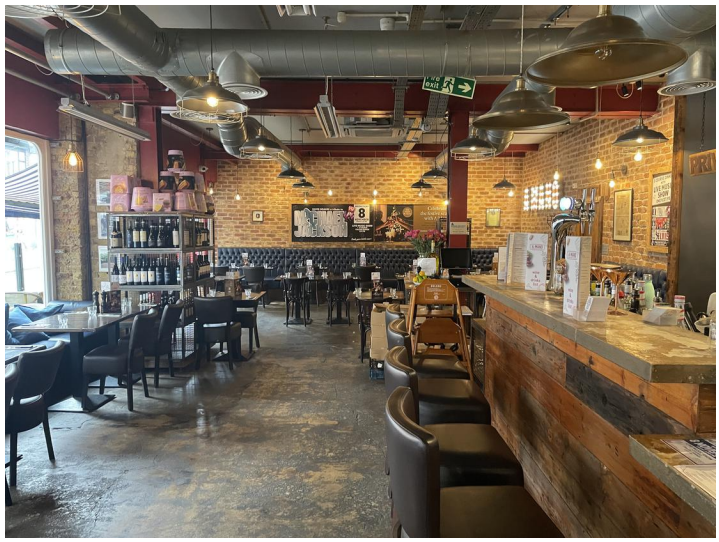
This lease would suit a restauranteur looking for an established business and, due to the prime high street position, a range of corporate brands and independent operators looking for their next unit.

External Details
This corner property is triple fronted with bifold doors and awning providing cover for heated external seating, partitioned off by planters, for up to 24 people. At the rear, there is staff parking for 2 vehicles and bin store.









Tenure
The property is offered on a fully repairing and insuring ground floor lease for a term of 10 years. The annual rent will be in the region of £75,000 per annum and will be reviewed every 5 years.

Trading Hours
There is a premises license in place with the sale or supply of alcohol on and off the premises permitted, with licensing hours being 7am to 11:30pm Monday to Saturday and 8am to 10:30pm Sunday.

A full copy of the premises license will be made available for applicants to view.

Business Rates
The current rateable value according to the VOA as of 2023 is £43,250. The local authority is Bromley Council.

Trading Information
Trading information provided show that as of 30/06/2022, the business generated an annual turnover of over £1m net of VAT. Full Trading Profit and Loss Accounts will be made available to seriously interested parties on request after a formal viewing of the business has been undertaken.

Staff
The business comes witha full time manager and head chef. A full list of staff contracts will be made available to seriously interested applicants following viewings.

Fixtures & Fittings
All trade fixtures and fittings in the property are included in the sale with some minor exceptions which will be discussed at viewings.





Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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