

Laxmi Restaurant

158 Woodhead Road Berry Brow
Huddersfield
HD4 7NE

Leasehold: £150,000
Annual Rent: £28,000

Ref: 5469119

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Regulated by RICS

KEY HIGHLIGHTS

- Refurbished in 2019
- Adjusted net profit 2023: £120,000
- 2023 Turnover £394,853
- Staff run, owners in business for 27 years
- Additional function room for 50
- Private car park. Energy Rating D



DESCRIPTION

The current owners are giving an opportunity for a new tenant to take on an established and profitable Indian restaurant near Huddersfield. Laxmi is a well established brand, traded by the current owners for 27 years. The business is able to be fully staff run with the current employees and is consistently making a profit, with the adjusted net profit in 2023 year being £120,000 (to clarify, this isn't including any additional government grants).



LOCATION

Laxmi Restaurant is situated on the busy A616 in the semi rural village of Berry Brow, two miles outside of Huddersfield Centre. It is situated in the heart of the suburb of Newsome which has a population of just short of 23,000. The large amount of passing traffic and the heavy footfall in the local area result in an excellent split of eat in and takeaway trade.

GROUND FLOOR

- Kitchens with food lift
- Cellar
- Storage areas
- Garage

OTHER FLOORS

First Floor

- Lounge
- Restaurant areas (84 covers)
- Kitchen
- Customer toilets

Second Floor

- Function room
- Storage room
- Kitchen
- Customer toilets

There is also a basement storage area.









FIXTURES & FITTINGS

All fixtures and fittings are included within the lease.

EXTERNAL DETAILS

Across the road is a private 14 space customer car park and to the rear of the building is a three space staff car park.

THE OPPORTUNITY

Laxmi has a fantastic reputation and is in a prime location close to Huddersfield. The freeholder and current business operator is giving the opportunity to a new tenant to grant a new lease on new terms after 27 years in ownership. The property was fully renovated in 2019 and is ready to be moved straight into. Takeaway offers a strong income along with the existing restaurant business. Currently the business is open limited hours and the function room has been used only a handful of times. This could be a fantastic extra income stream to add to the £400,000+ it is already taking. It is a highly profitable establishment, taking into account that it is staff run.

TRADING INFORMATION

T/O Y/E Mar 2022 - £405,202 - £146,329
T/O Y/E Mar 2023 - £394,853 - £120,000

TRADING HOURS

17:30 - 22:00 Tuesday to Thursday
17:30 - 23:00 Friday & Saturday
17:00 - 22:00 Sunday









TENURE

New Lease

TENANCY

New Lease to be granted and rent to be negotiated - stepped rent starting at £28,000 is being proposed.

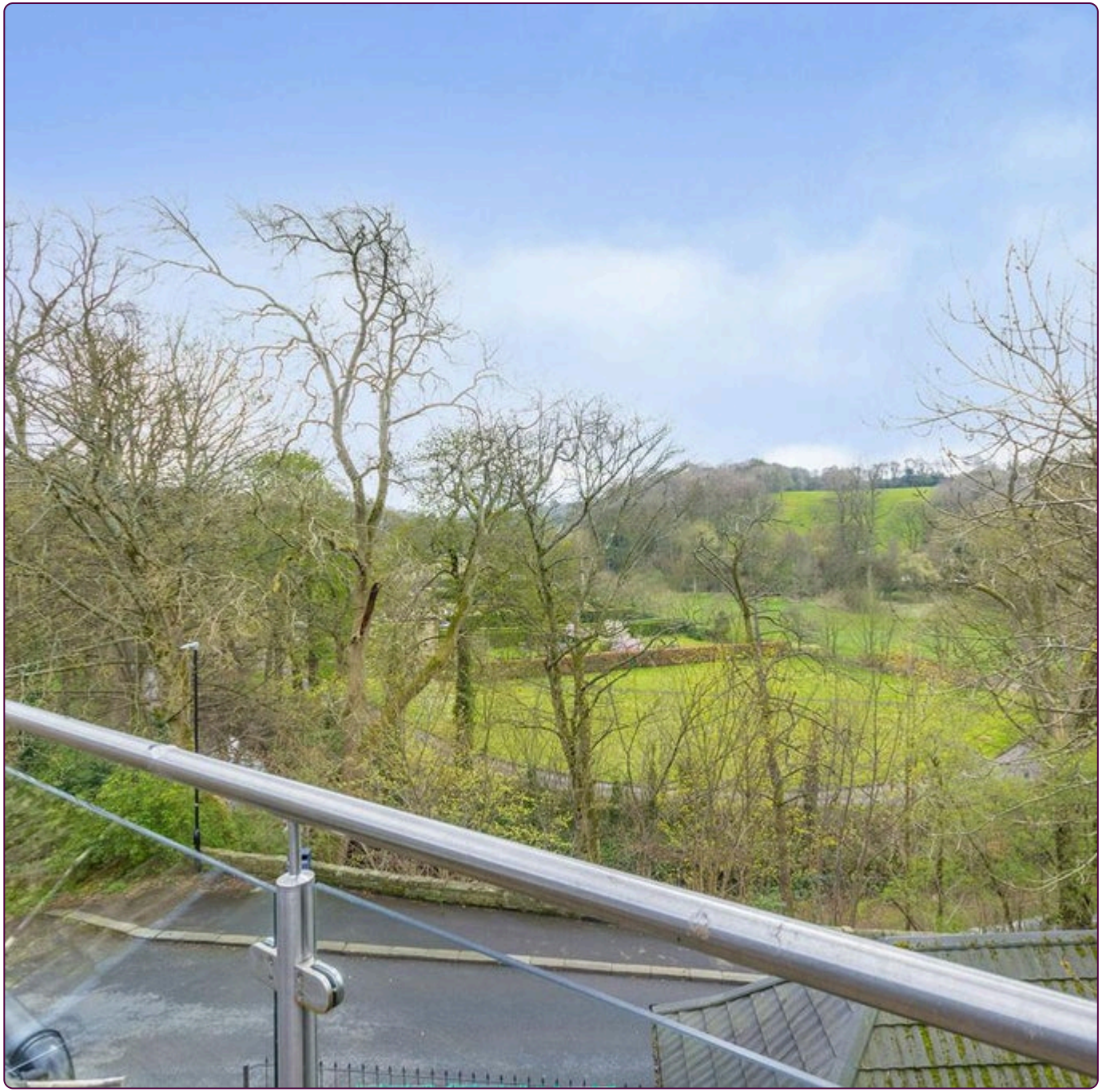
BUSINESS RATES

Confirmation of business payable rates should be obtained from the local authority.

REGULATORY

Premises licence.

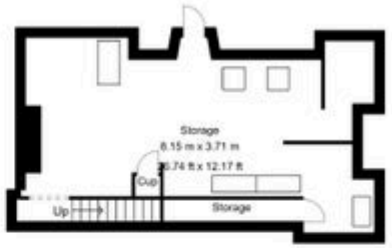




First Floor
172 sq.m/1850.81
Approx



Basement
37 sq.m/398.06 sq.ft
Approx.



Ground Floor
109 sq.m/1169 sq.ft
Approx.



Second Floor
92 sq.m/986.56 sq.ft
Approx.



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CONTACT

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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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