

Lantern House,  
17-21 Broomfield Road  
Chelmsford, Essex,  
CM1 1SY



FOR SALE, CHELMSFORD ESSEX,  
LONG ESTABLISHED 50-60 COVER CHINESE RESTAURANT

**DEDMAN**  
**GRAY**  
Business Sales

**Property:** A double fronted property, the ground floor in a total of 1,230 sq.ft. including the kitchen/washing up area 350 sq.ft. In addition, there are ladies & gents WC's to the rear. Rear parking for 1 vehicle with a 2 storey store in 400 sq.ft. with walk-in fridge & walk-in freezer & outside staff WC. There are 4 staff rooms at 1st floor with a shower room/WC.

**Features:**

- Long Established Chinese Restaurant
- Approx. 1230 Sq.Ft. Overall
- 50 Covers (60 Possible)
- Rear Stores & Parking
- 1st Floor Staff/Mess Room
- New Lease/Rent £32,500PA



**Turnover:** The accounts of the business for the year ended 5th April 2024 show sales of £523,466 (£10,000 per week) and an adjusted net profit of £92,770.

**Trading Hours:** Closed Mondays. Sunday & Tuesday to Thursday 12 noon till 2pm & 5pm till 10pm. Friday & Saturday 12 noon till 2pm & 5pm till 10.30pm.

**Tenure:** The landlord is willing to grant a new lease, on terms to be agreed, at a rent of £32,500pa.

**Business Rates:** The 2023 rating assessment shows an adopted value of £21,250, resulting in rates payable of approx. £10,500pa.

**Legal Fees:** Each party is to be responsible for their own legal fees.

**Viewing:** All viewing arrangements are by appointment only via Gerard Biagioni on 01702 311 037.

**Price:** £95,000 Leasehold