

## PROJECT TAPAS

An exciting opportunity to acquire a Tapas Bar and Restaurant

### Opportunity

- CLOSED LICENSED CAFE BAR in Boston Spa.
- Thriving local night-time economy
- Recently closed for operational reasons but offering a fully fitted, and equipped licensed premises.
- High Street Location
- Mixed local demographic

### Expressions of Interest

- Offers in Excess of £15,000.
- Expressions of interest are invited ASAP with completion available immediately.

### Key Highlights

- Covered outdoor area.
- Intimate internal Dining Areas
- 30+ covers
- Staff Flat above Restaurant
- The cafe is very realistically priced to sell quickly and the colossal footfall here will guarantee success for its new owners.
- Current Lease £19,500 / Year

### Financial Overview

Boston Spa								
For the month ended 31 Oct 2023								
	May'23	June'23	July'23	Aug'23	Sept'23	Oct'23	YTD	
	21	22	23	24	20	21	131	
<b>Income</b>								
Sales - Dry	£13,262.48	£11,906.85	£13,278.01	£11,935.55	£11,910.68	£11,035.58	£73,329.15	
Sales - Wet	£5,483.13	£5,624.00	£5,617.33	£7,345.59	£5,915.13	£4,942.25	£34,927.43	
<b>Total Income</b>	<b>£18,745.61</b>	<b>£17,530.85</b>	<b>£18,895.34</b>	<b>£19,281.14</b>	<b>£17,825.81</b>	<b>£15,977.83</b>	<b>£108,256.58</b>	
<b>Less Cost of Sales</b>								
Cost Of Sales - Dry	£6,255.43	£5,309.93	£4,751.88	£5,541.06	£4,272.57	£4,399.21	£30,530.08	
Cost Of Sales - Wet	£2,641.46	£2,155.77	£2,059.73	£2,583.40	£ 885.06	£1,269.88	£11,598.30	
Employers NI - FOH	£ 0.00	£ 192.14	£ 197.11	£ 146.08	£ 153.76	£ 124.24	£ 813.33	
Employers NI - Kitchen	£ 0.00	£ 420.44	£ 439.62	£ 321.20	£ 133.76	£ 181.64	£1,496.66	
Employers pensions - FOH	£ 50.47	£ 48.91	£ 49.99	£ 52.36	£ 46.90	£ 46.90	£ 295.53	
Employers pensions - Kitchen	£ 110.16	£ 105.69	£ 109.86	£ 111.99	£ 41.91	£ 41.91	£ 521.52	
Gross wages - FOH	£3,697.23	£3,331.85	£3,839.38	£4,228.90	£4,155.22	£3,517.49	£22,770.07	
Gross wages - Kitchen	£5,319.21	£5,499.99	£7,230.95	£7,559.49	£2,644.75	£3,795.18	£32,049.57	
<b>Total Cost of Sales</b>	<b>£18,073.96</b>	<b>£17,067.72</b>	<b>£18,678.52</b>	<b>£20,544.48</b>	<b>£12,333.93</b>	<b>£13,376.45</b>	<b>£100,075.06</b>	

### For Further Information

Further information is available upon completion and return of a Non-Disclosure Agreement (NDA), which is available on request. Enquires should be directed in the first instance to:

#### Name

E. Sam.Marns@eddisons.com

#### Important Notice

The information above has been supplied by our Client and should not be relied upon as statements or representations of fact or warranties of any kind. Eddisons, its Directors and employees shall not be responsible for any error, omission or misstatement. Neither we nor our Client accept any responsibility whatsoever in respect of these particulars, which are simply offered as a general indication to parties who may be interested. Any notice of sale does not constitute an offer or contract.