

# TO LET

## LONG ESTABLISHED & SUCCESSFUL CAFE BUSINESS FOR SALE IN STANMORE

**CARTONS BOULANGERIE** 40 The Broadway, Stanmore HA7 4DU



### Features

- 920 Sq Ft (85.47 Sq M)
- £32,000 Per Annum
- Fully Fitted Cafe Business
- 1 Bedroom Flat Included
- Long lease
- 30 Years Established
- Premium Required

### Summary

#### Business for Sale – Cartons Boulangerie, Stanmore

An exceptional opportunity to acquire a well-established and highly regarded artisan cafe and bakery business in the heart of Stanmore. Cartons Boulangerie has built a strong local reputation over the last 30 years, attracting a loyal and growing customer base.

Ideally positioned in a busy, high-footfall location, the business benefits from excellent visibility and consistent passing trade, supported by a mix of residential, commuter, and local shopper traffic. The premises are presented to a high standard, fully fitted and equipped for immediate operation, with a stylish retail area and efficient production space.

This profitable success business also offers potential to increase revenue by expanding the current menu and offering a home delivery service.

Leasehold with a premium for the goodwill, fixtures and fittings



**Chamberlain**  
COMMERCIAL

**For further information please contact:**

**Chamberlain Commercial (UK) Ltd**, Unit 10, Bradburys Court,  
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### Location

Stanmore is a prosperous suburban area in North West London, known for its affluent residential catchment and strong local spending power. The location benefits from excellent transport links, including Stanmore Underground Station (Jubilee Line), providing direct access to Central London. A vibrant high street offers a mix of independent retailers, cafés, and national brands, generating consistent footfall throughout the week.

### Accommodation

The ground floor restaurant area is 920 sq ft including the kitchen area and toilets. There is a self contained 1 bedroom flat above included in the lease. To the rear is 1 car parking space.

### Terms

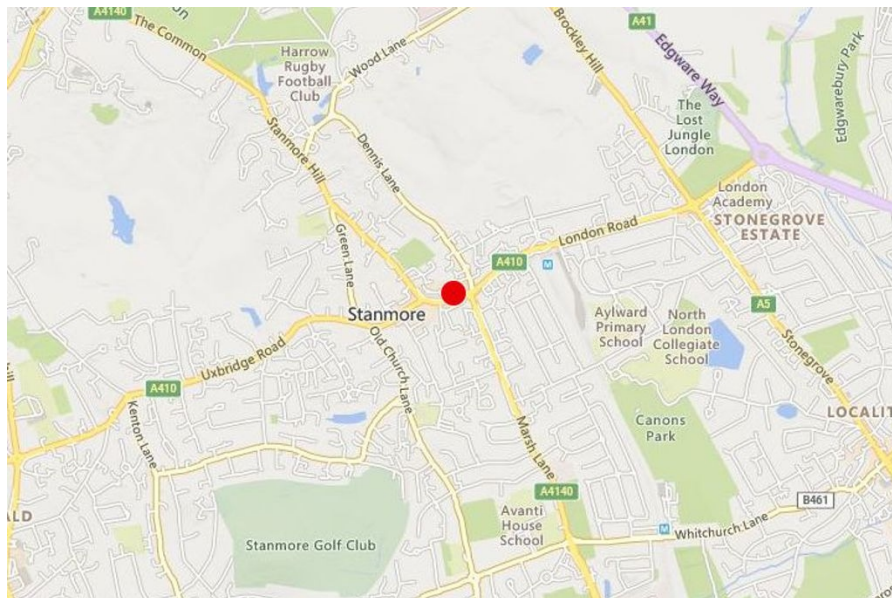
The entire property is held on an FRI lease for a term of 15 years from 24/06/23 with rent reviews at 5 yearly intervals. The lease has tenant only break options in June 2029 and 2032. The rent is £32,000 per annum. The flat is capable of generating an income of £17,400 per annum, meaning the net rent for the café could be £14,600 per annum.

### Premium

The business is for sale for a premium of £190,000 (One Hundred and Ninety Thousand Pounds) for the goodwill, fixtures and fittings.

### Business Rates

Rateable Value £35,750 from 1st April 2026. Rates payable £19,700 before applying any discount available for hospitality business relief (15% discount for 2027/27)



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### Legal Costs

Each party to bear their own legal fees. The incoming tenant is to pay 50% towards the superior Landlords legal fees for the lease assignment.

### Viewing

Chamberlain Commercial are contracted as sole agents and all viewings and negotiations must be arranged through our office. Interested parties who directly contact our clients will be excluded from taking this property.

To arrange a viewing please call Chamberlain Commercial on 0208 429 6899.

### Contact

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