

Profile number

110373

Looking for a pancake restaurant or conversion location? I Barendrecht Region (45 min)

Located in

Multiple regions possible

General information

Sector	Type of company
Leisure	Restaurants

Legal entity:

- Sole Proprietorship
- Partnership
- Limited Company

Type of transaction

To be determined

Life phase enterprise

Full-grown	Employees in FTE
------------	-------------------------

Employees in FTE

5 - 10

Type of buyer:

Strategic acquisition

Financial information

Turnover last financial year	Asking price
€ 100.000 - € 1.000.000	€ 100.000 - € 500.000

Earnings before taxes

€ 0 - € 250.000

Company history/background

We are looking for an existing pancake restaurant to take over, or a catering location that can quickly be converted into a pancake concept.

Must haves:

- Destination location for families and recreational travelers
- Indoors and outdoors: terrace and preferably play area/outdoor area
- Guideline: approx. 200 m² inside + serious outdoor space
- Overnight stay with family (no permanent residence)
- Opening hours suitable for a day business (approximately 12:00–20:00)
- Turnover indication: from approximately €300k, with demonstrable potential towards €1.5 million

Search area:

Maximum 45 minutes around Barendrecht (preference: Groene Hart, Reeuwijk, Voorne-Putten, Goeree).

Please provide your initial response with region/location, sales figures, rental/possibly real estate (purchase option?), asking price, and a few photos/floor plan, plus the reason for selling.

Koper is an experienced hospitality entrepreneur with several businesses in the past. After a period focusing on family, he has now consciously chosen to run a pancake restaurant as a daytime business: well-organized, family-oriented, and with the opportunity to prioritize quality and guest experience.

Unique selling points

- Serious buyer with own resources and available financing
- Transaction size: up to approximately €650,000
- Acquisition can be done through shares or assets/liabilities (both negotiable)
- Must be able to draw a salary from the start (healthy operations are therefore important)
- Transfer of staff is negotiable, provided it is manageable
- Preference for rent with a realistic rental ratio (guideline 8-10% of turnover) and ideally an option to purchase the property within 5 years

Other

Remaining seller

The buyer would like to take control independently as quickly as possible.

Less interesting/not interesting

- Structurally loss-making or dependent on 1 person without a transferable organization
- Locations with large overdue investments, unclear permits or complex legal issues (ongoing proceedings, long-term disputes)

Other preconditions

Discretion is important. Please provide the following information upon initial contact: general location, estimated turnover, rental/possibly real estate, asking price, photos/floor plan, and reason for sale.