

ESTABLISHED & SUCCESSFUL BELMOPAN BUSINESS FOR SALE

AWESOME FEATURES

- ✓ Centrally located
- ✓ Upstairs restaurant with a breezy outdoor bar & dining, complemented by cozy indoor seating.
- ✓ Secure private parking



ABOUT THE PROPERTY

Located in the busy center of Belmopan, Cayo District, Corkers Restaurant is a well-established & successful business founded by the current owners in 2011. This unique sale presents an excellent opportunity for seamless ownership transition, allowing the new proprietor to continue the restaurant's prosperous journey.

FOR MORE INFORMATION



(501) 630-1045



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Exciting Opportunity to Own an Established & Successful Belmopan Business

Located in the bustling center of Belmopan, Cayo District, Corkers Restaurant is a well-established and successful business founded by the current owners in 2011. This unique sale presents an excellent opportunity for seamless ownership transition, allowing the new proprietor to continue the restaurant's prosperous journey. Please note that the real estate is not included in this sale; however, a long-term lease can be transferred or renewed upon completion.

Corkers Restaurant enjoys a prime location just off the Belmopan ring road, behind Belize Bank, attracting a steady stream of lunchtime clientele from the surrounding Government, Ministries, Embassies, and banking/business district. The private car park easily accommodates local drive-in traffic, and the restaurant is a popular choice for out-of-district shoppers. With banks, marketplaces, the bus terminal, and government offices within easy walking distance, Corkers provides a friendly and safe atmosphere that ensures a thriving evening bar and restaurant trade.

While the majority of the restaurant's customers are local, it also serves as a convenient stop for tourists passing through the districts. Its reliable year-round trade enables sound management budget planning. Corkers accepts purchase orders, making it a favorable choice for ministries, government offices, and large companies throughout Belize. The restaurant already boasts a strong client base within these sectors.

Currently, Corkers operates from Tuesday to Saturday, opening from 11:30 am to 9 pm. There is significant potential for business expansion by opening seven days a week, on holidays, or by offering breakfast and later dining. Hosting special events at the restaurant could also generate additional income and enhance its reputation further.

The current owners, a husband and wife team who serve as the chef kitchen manager and front-of-house manager, are retiring from the restaurant industry. A non-competition clause is available on request. The sale includes all businesses, fixtures, fittings, and equipment necessary to continue the restaurant's operation. The premises are rented on a yearly contract with monthly rent payable, and the Certificate of Title will be signed over to the new owner(s) upon completion.

Key Features of the Sale:

- ✓ All stock at the time of sale, fixtures & fittings, equipment, and the goodwill of the business are included. The inventory is available upon request.
- ✓ Complete handover of the food and drinks menu with training if desired.
- ✓ Existing business contact details, including phone number, website, email, and established social media accounts, will be passed on to the new owner.
- ✓ Banking arrangements with POS machines can be discussed for inclusion in the handover.
- ✓ Suppliers' information and sales representative details will be provided.
- ✓ Full CCTV log-in with remote viewing capabilities.
- ✓ Transfer of all license information wherever possible, including liquor, trade, health, etc.
- ✓ CST & Tax paperwork for the last 6 years will be provided (as required).
- ✓ Handover of utility services information, including CCV, BEL, and BWS.
- ✓ Private office space for paperwork, equipped with a safe and storage facilities.
- ✓ Trained and experienced staff willing to remain, subject to discussion.
- ✓ Transition and/or training options open for discussion.
- ✓ Opportunity for a turn-key operation, making the transition smoother for the new owner.
- ✓ The price includes the rental deposit initially paid on the lease.

Specifications:

- ✓ First-floor restaurant with breezy outdoor bar and dining, along with a cozy interior dining area, accommodating up to 60 people in total.
- ✓ Secure private parking for up to 8 vehicles, with additional on-site parking for 12 more vehicles.
- ✓ An international food menu with over 100 items.
- ✓ One of only two establishments in Belmopan serving draft beer and draft craft 2.5 beer in the district.
- ✓ Known for its successful Happy Hour, Corkers introduced the concept to Belmopan in 2012.
- ✓ Attracts a diverse clientele, mainly from the middle-class demographic. The restaurant is very female and family-friendly, although there is no kids' menu or play area.
- ✓ Currently open from Tuesday to Saturday, serving a full menu all day (appetizers, main dishes, and desserts). Closed on Sundays, Mondays, and most public holidays. There's potential for expansion with 7-days-a-week opening.

For further information or to express your interest, please call or WhatsApp (+501) 630-1045 or email info@corkersbelize.com.

Selling Price: \$180,000 BZD (\$90,000 USD)



