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APEX
BUSINESSSALES

3 Bank House
High Street
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SHEERNESS - KENT

LEASEHOLD

ASIAN TAKEAWAY (A3/A5 USE)



- ◆ **GREAT LOCATION**
- ◆ **10 COVERS (COULD ACCOMMODATE MORE)**
- ◆ **TURNOVER £150,000 PA**
- ◆ **WELL EQUIPPED**

PRICE:

LEASEHOLD £59,000

REF: C1099

LOCATION

These well appointed premises occupy a prime trading position in the High Street of this popular Kent town close to the towns main car parks thus enjoying a good volume of passing trade.

BUSINESS

Well established, having been in the present hands for some 3 years and now only being marketed as a result of the Vendors other business interests and commuting difficulties.

TURNOVER

Accounts show turnover £150,000 P.A. (80% delivery trade)

HOURS

4.00pm to 9.00pm (10.00pm close Fri and Sat) Closed Tuesday

PREMISES

Imposing single fronted premises with single entrance to: Café Area: Space for 30 covers with rearranged floor layout (Currently 10 Covers), counter with computerised till, heated display cabinet. Kitchen: extractor canopy, 5 burner Chinese range, 6 burner hob and oven, double fryer, 2 rice cookers, deep st/steel sink, 3 freezers, 3 fridges, under counter refrigeration. Store Room: Staff WC with hand wash basin. Outside: Courtyard: store Area:

TENURE

New 10 year lease available to ingoing tenant

RENT £9,600 PA. (5 year reviews)

EPC RATING

TBA

BUSINESS RATES

Nil currently payable

PRICE: Leasehold £59,000

Ref: C1099

Viewing strictly by appointment through Apex Business Sales

These particulars are believed correct but should be verified prior to purchase and must not be construed to form part of any contract. All negotiations to be conducted through Apex Business Sales and the acceptance of these details constitutes a contract to this effect. A deposit is required to hold any business and references are required to purchase leasehold properties.