

Telephone:
01732 780202

Website:
www.ApexBusinessSales.com
Email:
info@ApexBusinessSales.com

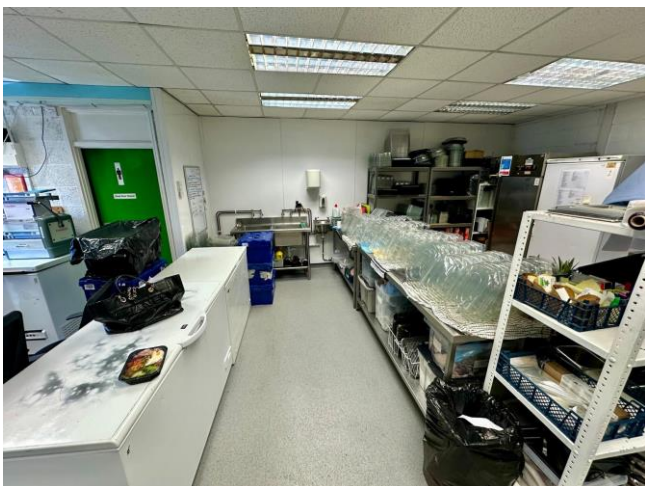
APEX
BUSINESSSALES

The Clock House
High Street
Wrotham
Kent TN15 7AA

ASHFORD - KENT

LEASEHOLD OUTSIDE CATERING BUSINESS

OPERATING FROM A FULLY EQUIPPED DARK KITCHEN UNIT



- ◆ **FULLY EQUIPPED**
- ◆ **COUNCIL LEASE - LOW RENT**
- ◆ **NUMEROUS REPEAT CONTRACTS IN PLACE**
- ◆ **RETIREMENT SALE**

PRICE:
LEASEHOLD £45,000
REF: C1253

LOCATION

These meticulously maintained premises are situated in a highly sought-after trading location at the heart of a prominent industrial estate on the outskirts of Ashford. The property benefits from excellent transport links, enhancing accessibility for both customers and suppliers.

BUSINESS

This well-established business has been under current ownership for 18 years and is now presented for sale due to the vendor's retirement. Operating from a fully equipped industrial unit, the business enjoys a strong reputation and an impressive client portfolio, which includes notable contracts with Eurostar, The Chamber of Commerce, EDF, various hospitals, and local government bodies.

There is significant growth potential, either through the expansion of existing contracts or the development of a delivery service from the facility. This opportunity is ideal for a buyer looking to take over a successful operation while also having the capability to capitalize on untapped markets and expand service offerings.

TURNOVER

The business has accounts to show a turnover of around £100,000 pa. It was taking in the region of £185,000 pa up until a couple of years ago before the vendors health declined.

STAFF

Vendor + 5 part timers

HOURS

7:00am - 2:00pm Mon to Fri 8:00am - 1:00pm Sat Closed Sun

PREMISES

Immaculate light industrial unit approximately 500 sq/ft, featuring a single frontage and entrance equipped with a secure roller shutter. Kitchen/Prep Area: This space is fitted with a comprehensive array of commercial catering equipment designed for efficiency and productivity. Noteworthy features include stainless steel worktops and shelving, a large double stainless steel sink, and a convenient hand wash basin. The kitchen is also equipped with three chest freezers, two double door stainless steel freezers, and two double door stainless steel fridges, ensuring ample storage for all perishable items. Additional appliances comprise a meat slicer, toaster, oven with ceramic hob, fryer, and a robust stainless steel extraction system, along with an air fryer for versatile cooking. An office desk is also included, providing a dedicated workspace for administrative tasks.

Outside: The unit includes two allocated parking spaces, ensuring convenience for staff and clients alike. This property presents an outstanding opportunity for businesses seeking a fully-equipped, ready-to-operate facility in a prime location.

TENURE

Rolling 5 year Council lease. Rent £4,200 pa

EPC RATING

Band C

BUSINESS RATES

Nil payable

Price: Leasehold £45,000



Ref: C1253

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.