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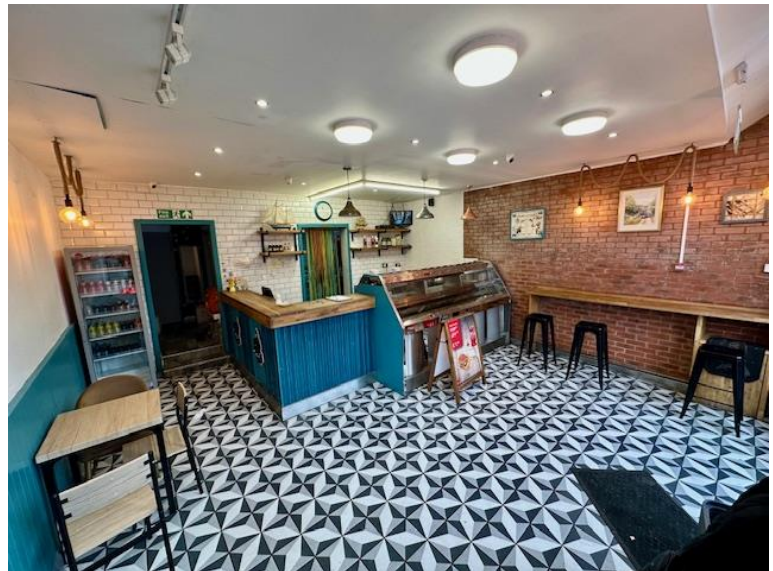
APEX
BUSINESSSALES

The Clock House
High Street
Wrotham
Kent TN15 7AA

SITTINGBOURNE - KENT

LEASEHOLD

FISH & CHIPS TAKEAWAY



- ◆ **BUSY HIGH STREET POSITION**
- ◆ **WELL PRESENTED PREMISES**
- ◆ **TURNOVER £5,000+ PWK**

PRICE: £85,000

REF: C1232

LOCATION

These well presented premises occupy a coveted trading location fronting the High Street of this prominent Kent town. The business enjoys an excellent level of passing trade augmented by a high percentage of local trade.

BUSINESS

This is a well presented and established business which has been in the present hands for some 3.5 years and now only being reluctantly marketed as a result of the vendors family and visa issues. Tremendous potential exists for the introduction of more trading lines such as kebabs and deliveries.

TURNOVER

We are advised the business takes around £5,000+ PWK @ 65% GP.
(Approx £1,500 pwk are currently deliveries through Just Eat and their own web site)

STAFF

Vendor plus 3 staff

HOURS

11.30pm – 9.00pm Mon to Thurs 11.30am - 10.00pm Fri & Sat 4.00pm – 9.00pm Sun

PREMISES

Attractive premises with double frontage, single entrance to: Take Away Area: Well presented décor, fully tiled. space to seat 9-12 with stool seating for 4. Serve over counter with Epos till system, music system, 2 pan serve over range, extractor system, electric grill, CCTV system, upright drinks chiller, menu display, Sep WC with H/W basin. Rear Prep Room: fully tiled, st/stl prep surfaces, dble deep st/stl sink, large new st/ stl double door fish fridge. Upright st/st freezer, Peeler, chipper, PVC chip bins. Door to rear. Stairs to downstairs: 2 storerooms: Small chest freezer, Upright st/st freezer.

TENURE

Approx 17 years remaining on original 20 year lease.

RENT: £17,000 P.A. (4 year reviews)

EPC RATING

TBA

BUSINESS RATES

Nil payable under small business relief scheme

Price: £85,000.



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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.