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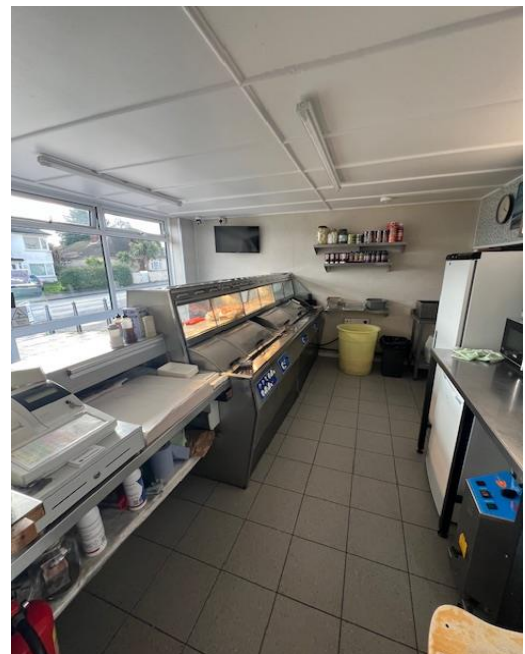
APEX
BUSINESSSALES

The Clock House
High Street
Wrotham
Kent TN15 7AA

DEAL - KENT

LEASEHOLD FISH & CHIPS

WITH SELF CONTAINED 4 BED FLAT & GARDEN



- ◆ **BUSY UNOPPOSED RESIDENTIAL POSITION**
 - ◆ **4 BEDROOM SELF CONTAINED FLAT**
 - ◆ **TURNOVER AVGS £6,000 - £7,000 PWK - NO DELIVERIES**
 - ◆ **LOW RENT**
- PRICE:**
LEASEHOLD £149,950
REF: C1192

LOCATION

Prominently situated amongst a group of local shops serving a huge densely populated and affluent residential area on the outskirts of the sought after town of Deal. The town centre is approx, 1.3 miles away and the picturesque seafront and charming beach is a little closer.

BUSINESS

Well established, having been in the present hands for some 26 years and now only being marketed as a result of the vendors other business interests and wish to retire. Tremendous potential exists for the introduction of longer opening hours and more trading lines, plus deliveries. A large new housing development is planned in the area which should see further footfall to the business.

TURNOVER

We are informed turnover average £6,000 - £7,000 pwk. Please note that the vendor currently operates on a cash only basis with no social media or deliveries thus offering tremendous further potential.

STAFF

Currently operated by the vendor and his wife with 1 full time member and 1 part time member of staff.

HOURS

4.00pm to 9.00pm Mon to Sat Closed Sun

PREMISES

Detached premises with attractive single frontage, single entrance to: Take Away Area: Tiled flooring, 3 pan Frank Ford range, st/stl worktops, counter, cash register, upright drinks chiller, 2 microwave ovens, fridge, upright freezer, st/stl hand wash basin, Small chest freezer, electric griddle plate, single electric hotplate. Access to side. Sep. WC with hand wash basin. Rear Prep Room: fully tiled, st/stl sink. Peeler, chipper. PVC chip bins. Large rear yard with patio area and separate garden area laid to lawn. Rear vehicle access and parking for 3/4 cars. Single garage. 3 Store rooms: with shelving, 2 chest freezers, up right fish freezer, chicken rotisserie.

LIVING ACCOMMODATION

Approached via sep. side and rear entrances. Comprising. Ground Floor: Large Lounge, Kitchen/Diner: with wall and base units, ceramic sink. Door to rear.

First Floor: Bathroom: Full suite, separate shower. fully tiled. 3 Double Bedrooms, 1 single bedroom.

NOTE: The accommodation is currently vacant, but could be sublet at £2,200 pcm.

TENURE

Approx 7 years remaining on a renewable 20 year lease.

RENT: £14,936 P.A. (4 year reviews)

EPC RATING

Band C

BUSINESS RATES

Nil currently payable

Price: Leasehold £149,950



Ref: C1192

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.