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APEX
BUSINESSSALES

3 Bank House
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SHEERNESS - KENT
LEASEHOLD FISH & CHIPS TAKE AWAY
& 50 COVER RESTAURANT



- ◆ PRIME LOCATION
- ◆ TURNOVER £7,000 PWK
- ◆ 3 BEDROOM SELF CONTAINED FLAT
- ◆ 50 COVERS PLUS 20 OUTSIDE

PRICE:

LEASEHOLD £159,950

REF: C1119

LOCATION

Prominently situated fronting the busy High Street of Sheerness, enjoying a tremendous volume of passing trade and serving a densely populated residential area. The business enjoys tremendous all year round trade.

BUSINESS

Well established, having been in the present hands for some 4 years and now only being marketed as a result of the vendors ill health. Tremendous potential exists for the introduction of longer opening hours, more functions and events.

TURNOVER

£7,000 PWK @ 65% GP

STAFF

Family Run plus 2 part timers

HOURS

Monday to Saturday - 10.00am to 8.00pm (7 Days) Sunday 12-8

PREMISES

Seating to front for 20. Imposing premises with attractive double frontage, single entrance to: Restaurant Area: with 50 seats. Open plan Kitchen/Servery: 3 pan Sussex Catering range, counter, till, upright drinks chiller, 4 burner cooker, griddle, hot cupboard, fish fridge, upright chiller, 2 group espresso machine. Separate Ladies and Gents W.C facilities. Prep area: Upright chiller, deep st/stl sink. Peeler, chipper. PVC chip bins, walk in freezer. Outside: Courtyard Garden: Storeshed: 3 parking Spaces.

LIVING ACCOMMODATION

Approached via sep. rear entrance. Comprising. Kitchen/Diner: fitted units, st/stl sink. Large Lounge: Bathroom: Full suite. 3 Double Bedrooms: Note: Tastefully decorated, Gas fired central heating, replacement UPVC double glazing.

TENURE

15 years remaining on current lease

RENT - £19,000 P.A. (5 year reviews)

EPC RATING

C Rating

BUSINESS RATES

TBA

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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.