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APEX
BUSINESSSALES

The Clock House
High Street
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NEAR GRAVESEND - KENT

LEASEHOLD
FISH & CHIPS TAKEAWAY

C O N F I D E N T I A L S A L E



- ◆ **UNOPPOSED - NO LOCAL COMPETITION**
- ◆ **TURNOVER £4,000 PWK**
- ◆ **WELL EQUIPPED**
- ◆ **RENT ONLY £11,400 P.A.**
- ◆ **LOCK UP PREMISES**

PRICE:
LEASEHOLD £99,500
REF: C1249

LOCATION

This business fronts a busy street in the centre of a densely populated residential area some 4.5 miles from Gravesend being opposite to primary and secondary schools and close to a mainline rail station.

BUSINESS

This is a very well established business which is only being marketed as a result of the Vendors other business commitments. Currently operating with a limited menu thus offering tremendous potential for the introduction of a wider menu and longer opening hours.

TURNOVER

We are informed the business averages takings of £4,000 PWK @ 60% GP.

HOURS

12.30pm to 9.00pm Mon to Sat (Closed Sun)

PREMISES

Imposing Corner premises with attractive frontage, single entrance to: Take Away Area: Suspended ceiling, tiled floor, 3 pan Preston Thomas counter range, elect till, refrigerated display counter, pie cabinet, espresso coffee machine, oven, microwave, griddle, double fryer, extractor canopy, upright chiller. Prep Area: Upright chiller, st/stl sink, cooker. Potato Prep Room: Peeler, chipper. Staff W.C and w/basin. Basement: Store Room: Chest freezer. Outside: Small yard: Pedestrian access.

TENURE

Approx 15 years remaining on original 21 year lease

RENT: £11,500 P.A. (4 year reviews)

EPC RATING

TBA

BUSINESS RATES

Nil currently payable

Price: Leasehold £99,500

Ref: C1249

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.