

PIZZA BAR WITH NO COMPETITION WITHIN MARKET FOR SALE – MARGATE KENT
A3 LICENCE – LOW RENT JUST £7,656 PER ANNUM INCLUDING BILLS
BRAND NEW EQUIPMENT – FULLY FITTED FOR TRADE
GIVEAWAY PRICE FOR EQUIPMENT & LEASE – BUSINESS INCLUDED

MARGATE, KENT – JUST £15,500 LEASEHOLD + SAV



- TURNOVER £1,800 PER WEEK
- RENT £7,656 PER ANNUM INC ALL BILLS
- NIL RATES TO PAY



- ROLLING MARKET LEASE
- A3 LICENCE
- SUPERB SEASIDE MARKET LOCATION

LOCATION

Located in Margate, Kent, positioned within one of the town's busiest and best known indoor markets, benefiting from exceptional footfall throughout the year.

THE BUSINESS

A newly established pizza bar trading from a prime position within one of Margate's busiest indoor markets, benefiting from a strict no competition clause that prevents any other operator in the market from selling pizza — a major commercial advantage. Opened in May 2026, the unit has been fully fitted with brand new equipment, including a two tier pizza oven, refrigeration, prep stations and all ancillary items, creating a modern, efficient setup ideal for fast service and low staffing.

Despite operating only five days per week on short hours and run solely by the owner, the business is already generating £1,800–£2,000 per week. With A3 licence, exceptionally low rent of £7,656 per annum including all bills, and strong year -round footfall, this represents a rare opportunity to acquire a fully equipped, protected pizza operation at a giveaway price that essentially reflects the value of the lease, licence and equipment — with the added benefit of a going concern already producing income.

RATES

We are informed by the seller they pay: £ Nil rates per annum. *We insist all interested parties make their own enquiries regarding business and or council tax rates.

TURNOVER

We understand from our vendor client that the current turnover averages at £1,800—£2,000 PER WEEK, working on an excellent profit margin (Opened May 2026).

TRADING HOURS

Wednesday – Sunday 1200 – 2000. Monday & Tuesday—CLOSED

REASON FOR SALE

Change of lifestyle.

LEASE

Rolling market Lease—Please call for details. Current rental of just £7,656 per annum. Rent includes all bills and service charge (Utilities).

THE PREMISES

Internally the business is well-presented and fully equipped for trade. Benefits include: Fully fitted commercial kitchen with extractor system, Electric two tier pizza oven, pizza station with 3 door fridge and multi pot dispenser, ample work surfaces and shelving, stainless steel sink, range of fridges and freezers, further work surfaces for pizza prep, range of associated items and equipment.

STAFF

Vendor solely operated.

LEGAL FEES

Each party is to cover their own legal fees. Purchaser to cover Landlords/ market costs for new lease if applicable, or otherwise negotiated as part of the sale.

PRICE

We are instructed by our Vendor to offer this business for sale, AT THE PRICE OF £15,500 priced to reflect mainly the market position, lease, equipment, goodwill and fixtures and fittings. Stock to be purchased at valuation.



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*‘Our **business** is selling your **business**’*

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