REF: C3314

PPS
BUSINESS TRANSFER AGENTS

ESTABLISHED INDIAN TAKEAWAY & HOT FOOD BUSINESS - FOR SALE - HERTFORDSHIRE

TURNOVER CIRCA £6,000 PER WEEK

SECURE COUNCIL LEASE - RENT JUST £8,600 PER ANNUM & NIL BUSINESS RATES

SAME OWNER FOR 16 YEARS - GENUINE RETIREMENT SALE

PROMINENT CORNER POSITION IN AFFLUENT RESIDENTIAL AREA

JUST £79,995 LEASEHOLD + SAV





- TURNOVER £6,000 PER WEEK
- RENT JUST £8,600 PER ANNUM
- NIL RATES TO PAY
- 20 YEAR COUNCIL LEASE (9 REMAIN)
- A5 LICENCE (2300)
- 750 SQ.FT (APPROX.)

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LOCATION

Occupying a prominent corner position within a popular neighbourhood shopping parade in Hertfordshire. Surrounded by densely populated residential housing and benefiting from excellent local trade, repeat custom and strong year-round demand. The premises also enjoy valuable forecourt space to the front and easy customer access.

THE BUSINESS

Established for approximately 16 years, this highly regarded Indian and Hot Foot takeaway enjoys a loyal customer base and strong local reputation, generating turnover of circa £6,000 per week while producing a reported net profit of approximately £52,000 per annum. The business operates from a fully fitted premises with the benefit of a Full A5 Hot Food Takeaway Licence, allowing trading until 11pm.

The standout feature is the exceptionally secure and affordable lease package, benefiting from 1954 Act protection, approximately 20 years remaining and a remarkably low rent of just £8,600 per annum, with no business rates payable. Offered due to the owner's partial retirement and ill health, this represents an outstanding opportunity to acquire a profitable, established business with minimal overheads and significant scope for continued growth.

RATES

We are informed by the seller they pay: £ Nil to pay 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 £6,000 PER WEEK, working on an excellent profit margin—that's our vendors indicated generates him a net of circa £52,000 per annum.

TRADING HOURS

Seven days : 1130 - 1430 / 1600 - 2300 .

REASON FOR SALE

Retirement.

LEASE

The premises are held on a 20 year secure renewable council lease with 9 years remaining. Current rental of just £8,600 per annum.

THE PREMISES

Internally the business is well-presented and fully equipped for trade. Benefits include: Large forecourt to front, electric roller shutter, double window display, double drinks display chiller, seating, TV display screen, high top fully enclosed counter, till system, ample work surfaces and shelving, open plan fully fitted commercial kitchen with extractor canopy and full induction system, two door fridge with multiple pot dispenser, dule pot fryer, chip drip tray, double griddle, charcoal grill, 8 burner range cooker with two double ovens, Blue Seal Twin fryer, ample stainless steel work surfaces, stainless steel double sink, shelving and storage throughout, range of fridges and freezers.

STAFF

Vendor operated with the help of 4 x full time staff and a number of part time workers. STAFF COSTS: £2,000 PER WEEK.

LEGAL FEES

Each party is to cover their own legal fees and 50% contribution to all landlord costs, 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 £79,995 priced to reflect the remainder of the lease, 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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