

REF: C3316

ESTABLISHED FRIED CHICKEN TAKEAWAY & HOT FOOD – RENT ONLY £9,000 PER ANNUM
SECURE RENEWABLE COUNCIL LEASE – NIL RATES TO PAY
TURNOVER £3,500 - £4,000 PER WEEK AND GROWING
FULL A5 LICENCE UNTIL MIDNIGHT – MUST BE SOLD

BEXLEYHEATH/WELLING AREA - £99,995 LEASEHOLD + SAV



- TURNOVER £3,500 - £4,000 PER WEEK
- RENT JUST £9,000 PER ANNUM
- NIL RATES TO PAY

- 15 YEAR SECURE COUNCIL LEASE (13 REMAIN)
- A5 LICENCE (MIDNIGHT)
- 750 SQ.FT (APPROX.)

LOCATION

Occupying a prominent position within a busy neighbourhood retail parade serving a densely populated residential catchment, the business benefits from strong local repeat trade and excellent visibility. With very limited direct competition within the immediate parade, the premises enjoys a loyal customer base and significant levels of walk-in custom.

THE BUSINESS

This is a rare opportunity to acquire an established and fully fitted fried chicken takeaway that has been extensively refurbished to a high standard by the current owner in September 2024. The business enjoys strong weekly turnover of £3,500 - £4,000, with approximately 90% of sales generated from loyal walk-in customers. Delivery services were only introduced in October 2026, providing significant scope for further growth through online ordering platforms and expanded delivery coverage.

The business benefits from an exceptional low-overhead trading model, with rent of just £9,000 per annum, nil business rates payable and a secure renewable council lease protected by the Landlord & Tenant Act 1954. Boasting a full A5 takeaway licence until midnight, the premises extends to approximately 750 sq.ft and is offered fully equipped and ready for immediate operation. The sale is being offered solely due to the owner's deteriorating health and pending medical treatment, creating a genuine forced sale and an outstanding opportunity for an owner-operator or first-time buyer seeking a profitable business with substantial future potential.

RATES

We are informed by the seller they pay: £ Nil rates to pay. *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 £3,500 - £4,000 PER WEEK, working on an excellent profit margin.

TRADING HOURS

Seven days 1000 – 2300.

REASON FOR SALE

Ill health - must be sold — Seller on waiting list for operation.

LEASE

The premises are held on a 15 year lease secure 1954 act council with 13 years remaining. Current rental of just £9,000 per annum.

THE PREMISES

Internally the business is well-presented and fully equipped for trade. Benefits include: Corner plot, roller shutters to front, CCTV, 12 internal covers via booth seating, full length enclosed trace counter, ample work surfaces and storage, till system, Fully fitted commercial kitchen with extractor canopy and full induction system central multiple tire fried chicken heat cabinet, kebab machine, two tier pizza oven, two door stainless steel fridge with multiple pot dispenser, tiled flooring, dual pot chip fryer, chip drop tray, 2 x Henny Penny machines, bun slicer, WALK IN CHILLER, wash up prep room, wide range of fridge's, freezers, ample storage, and wealth of associated equipment.

STAFF

Vendor operated with help of 1 x full time staff member. STAFF COSTS: £350-£400 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 £99,995 priced to reflect the remainder of the enviable Council 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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