REF: C3318

PPS
BUSINESS TRANSFER AGENTS

75-YEAR-ESTABLISHED TRADITIONAL FISH & CHIP SHOP – EAST DULWICH

GENUINE RETIREMENT SALE AFTER 29 YEARS OF OWNERSHIP

BRAND NEW 10-YEAR RENEWABLE LEASE AVAILABLE

FULLY FITTED FISH & CHIP SHOP WITH A3 & A5 CONSENT

EAST DULWICH, LONDON - £59,995 LEASEHOLD + SAV





- RETIRING FREEHOLDER - HUGE SCOPE FOR NEW OWNER
- HUGE SCOPE FOR NEW OWNER
- NIL RATES TO PAY
- BRAND NEW 10 YEAR 1954 ACT LEASE (OR LONGER)
- A3 & A5 LICENCE (2300)
- 1,000 SQ.FT (APPROX.)

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LOCATION

Situated within one of the most sought-after trading parades in East Dulwich, this established business benefits from a prime position in an affluent and highly desirable South London suburb. Surrounded by independent retailers, cafés and a strong residential catchment, the location enjoys consistent footfall and presents an outstanding opportunity for a new owner to build upon decades of established trade.

THE BUSINESS

Established for over 75 years, this traditional fish & chip shop represents a rare opportunity to acquire a genuine East Dulwich trading institution. The business is offered for sale due solely to our client's retirement after 29 successful years of ownership and currently generates weekly turnover in the region of £2,000 - £2,500. Whilst profitable in its current form, the business is operated on a relatively modest basis and offers substantial scope for an ambitious new owner to increase sales and profitability.

Benefiting from full A3 & A5 planning consent (2300), the premises would lend themselves to an expanded food offering including kebabs, pizzas, grilled foods and broader takeaway lines, subject to any necessary consents. The business occupies a fully equipped premises extending to approximately 1,000 sq.ft with ample space for further development. A brand-new 10-year renewable lease will be granted by the retiring freeholder, who will remain as landlord, providing security of tenure for the incoming operator. Opportunities within this highly sought-after East Dulwich trading location rarely become available, making this an exceptionally attractive proposition for both owner-operators and experienced multi-site operators

RATES

We are informed by the seller they pay: £NIL er 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 £2,000 PER - £2,500 WEEK—retiring owner—huge potential in new hands.

TRADING HOURS

Six days a week 1200 - 2300 . Closed Sunday.

REASON FOR SALE

Retirement after 20 years - Wishing to have a long term tenancy with new leaseholder.

LEASE

BRAND NEW—10 Year secure renewable 1954 act lease (or longer).
Starting Rent £42,000 per annum.

THE PREMISES

Internally the business is well-presented and fully equipped for trade. Benefits include: Forecourt, awning, shutter, CCTV, tiled flooring, seating area with ample room for 16 covers, drinks display chiller, customer WC, open plan commercial kitchen with extractor canopy and full induction system, two pan frying range with double hot box ample work surfaces shelving and storage, griddle, coffee machine, ample work surfaces, range of equipment, separate store area range of fridges and freezers, stainless steel sink and work surfaces and shelving, separate wet room with potato rumbler and chipper, stainless steel sinks, ample storage and shelving.

STAFF

Vendor operated with help of some part time staff on minimal hours.

LEGAL FEES

Each party is to cover their own legal fees 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 JUST £59,995 priced to reflect the brand new 10 year lease, 75 + years goodwill, and whole host of equipment, fixtures and fittings. Stock to be purchased at valuation.

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'Our business is selling your business'

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