REF: C3320

PPS
BUSINESS TRANSFER AGENTS

LONG-ESTABLISHED TRADITIONAL FISH & CHIP SHOP - FOR SALE - DARTFORD

£9,000 PER WEEK TURNOVER | 3-BEDROOM ACCOMMODATION

TRADING JUST SIX DAYS (11:30AM - 9:30PM) | HUGE SCOPE IN NEW OWNER'S HANDS

CURRENT FREEHOLDER OWNERS RETIRING AFTER 20+ YEARS

DARTFORD, KENT - £265,000 LEASEHOLD + SAV





- TURNOVER £9,000 PER WEEK
- RENT £36,000 PER ANNUM
- NIL RATES TO PAY
- BRAND NEW 10 YEAR 1954 ACT LEASE
- A5 LICENCE (2300)
- 3 BED ACCOMODATION

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LOCATION

Situated within a busy and well-established neighbourhood shopping parade in Dartford, Kent, the business occupies a highly prominent trading position at the heart of a densely populated residential catchment. Benefiting from excellent visibility, convenient customer parking and very limited direct competition within the surrounding area.

THE BUSINESS

Offered for sale due to genuine retirement, this long-established traditional fish & chip shop has been successfully owned and operated by the current freeholder vendors for over 20 years, during which time they have built an outstanding reputation and loyal customer base within the local community. The business generates a turnover of approximately £9,000 per week from six-day trading hours of 11:30am to 9:30pm and benefits from a Full A5 Licence (2300). The sale presents a rare opportunity to acquire a highly regarded and profitable business with very limited local competition, a strong repeat customer base and a brand-new 20-year renewable lease protected by the Landlord & Tenant Act 1954.

The business is operated in a traditional manner and offers significant scope for further growth in the hands of a new owner. Opportunities exist through the introduction of Sunday trading, card payment facilities, delivery platforms and a more comprehensive online presence and marketing strategy. The vendors estimate that the implementation of these measures alone could increase turnover to approximately £11,000 per week. Also included within the lease is a substantial self-contained three-bedroom maisonette arranged over two floors, together with a large private garden, garage, large storage shed and parking for 2-3 vehicles. The accommodation would make an ideal family home for an owner-operator or, subject to any necessary consents, could potentially generate rental income of approximately £1,650-£1,750 per calendar month, substantially offsetting the annual rent payable.

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 £9,000 PER WEEK, working on an excellent profit margin. - HUGE SCOPE TO INCREASE OVER NIGHT.

TRADING HOURS

Monday – Saturday 1130 – 2130. Sunday—CLOSED

REASON FOR SALE

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

ACCOMODATION

Self-contained 3 bedroom flat over to floors with garden, 2-3 parking spaces + Garage. We understand from the owner the flat could be let for £1,650—£1,750 PCM.

LEASE

BRAND NEW 20 year 1954 act renewable lease. Starting rental of £36,000 per annum.

THE PREMISES

Internally the business is well-presented and fully equipped for trade. Benefits include: Electric roller shutter, seating bench for waiting clients, tiled flooring three pan frying range with triple hot box, stainless steel work surfaces and ample storage, shelving and worksurfaces, drinks display chillers, associated items, commercial wet room with wall to wall flooring and tiling, commercial drainage system, chipper, rumbler, range of fridges and freezers and stainless steel sink and units. Store room. Staff WC. Large walk in purpose built storage unit to rear with power and lighting, ample shelving and fridges and freezers.

STAFF

Vendor husband and wife team with the help of 3 part time staff. STAFF COSTS: TBC

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 £265,000 priced to reflect the remainder of the BRAND NEW LEASE, exceptional 20 + years goodwill, accommodation, equipment and fixtures and fittings. Stock to be purchased at valuation.

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