

- Business For Sale Established for over 60 Years
- Family Run Fish and Chip Takaway
- Located in densely populated residential area
- Genuine Reason For Sale

## Full Description

### PREMIUM

£55,000 WITH £11,000 PER ANNUM LEASE FOR PREMISES

### LOCATION DESCRIPTION

Located in a densely populated residential area in Strood, Rochester. The A2/M2 is located just 1.8 miles to the west and Strood Station is 0.9 miles away, linking to London St Pancras in approximately 34 minutes.

### PROPERTY DESCRIPTION

The ground floor shop comprises:-

Servery and fryer area: 28.45 SqM (306 Sq Ft) includes sink, fryer and worktops

Rear preparation room: 7.88 SqM (85 Sq Ft) including sink and worktops

Staff WC

### AGENT'S NOTE

The business is for sale at a premium of £55,000 including fryer, freezers, chipper, peeler, mixer, sinks, fridges, bain marie, frying range, griddle, kebab machine and knife, hob, chicken machine, extractor canopy, cameras and till. The premises are then available on lease at a market rent of £11,000 per annum.

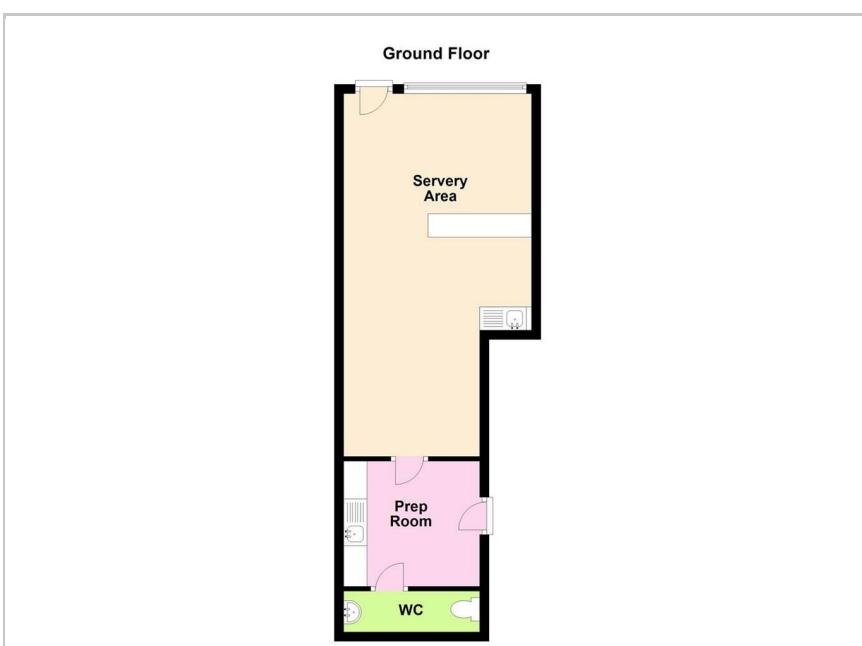
### CURRENT CLASS OF BUSINESS USE

The current class of business use is takeaway. Interested parties are to seek clarification from the local authority.

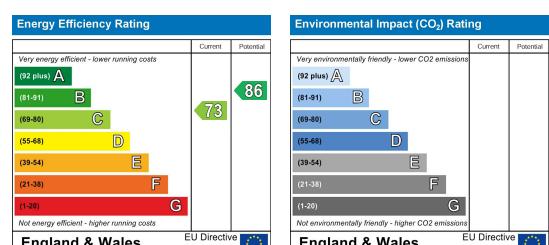
### CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £3,400 per annum as at November 2021 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Medway Council. You as a tenant may qualify to apply for small business rates relief meaning you could pay nothing or a proportion of this payable amount.

## Floor Plan



## Energy Efficiency Graph



## Viewing

Please call our Commercial Department on (01474) 369368 or Email: [commercial@sealeys.co.uk](mailto:commercial@sealeys.co.uk) if you would like to arrange a viewing for this property or require further information.

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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.