



Leasehold Village Fish & Chip Shop in South Wales

Location

- Situated in the Deri area of Bargoed in South Wales.
- Prominent location on main arterial road.
- Excellent free parking facilities nearby.
- Surrounded by a well populated residential area with schools and other local amenities.
- High levels of passing trade.
- Good volumes of traffic and pedestrian flow.
- Commercially thriving area.
- Well linked with the A469, A4049, A4048 and M4.
- Bargoed, Cardiff, Newport and Caerphilly all lie close by.
- Area enjoying much growth and regeneration.
- A lifestyle area.
- Excellent local demographics for this type of area.

Business Details

The particular highlights of the business are:

- A well established business.
- Good loyal clientele.
- Fully equipped business with favourable lease terms (see below).
- Turnover in excess of £50,000 pa with a net profit of £15,600 (see financial summary below).
- A business with great potential which has not been exploited because the current owners time is limited due to the distance he lives from the business.
- An easily run operation.
- Good loyal well trained staff.
- A good first time buyers business.
- Low rent and rates.
- Very low overheads.
- A niche concern with very little competition.
- Business enjoys superb local reputation.
- The concern provides fish & chips, pizza, curries, wraps, baguettes, burgers, pies, desserts, drinks and ice cream.

History

Phoenix Business Transfer Agents are delighted to place onto the market this Leasehold Fish & Chip Shop which has been established since 1971. The business has been in the hands of the current owner since 2010 and he now wishes to sell due to other business interests.

Services

This very good business opportunity provides fish & chips, pizza, curries, wraps, baguettes, burgers, pies, desserts, drinks and ice cream.

Staffing

The concern employs 1 full-time and 2 part-time staff.

Owners Role

The owner is involved in the day to day running of the business.

Marketing

No marketing or promoting of the business has recently been undertaken as the business is well known.

Competition

There is no local competition.

Market

The client base consists of mainly local residents with good volumes of passing trade.

Opportunities

The concern has huge potential. In particular the turnover and profits can be increased by:

- Increasing the marketing activity with direct mailings and local and internet advertising.
- Increasing the product line to include kebabs and fried chicken (the current owner has already invested in 2 kebab machines which are included in the purchase price).
- Increase the seating and table within the shop to accommodate more eat in customers.
- Becoming more efficient with staffing levels.
- Working more hands on hours and saving on wages.
- With the introduction of a website and e-commerce.

Training and Handover

The owner would be available for an extensive training and handover period for the benefit of the new owners if required. The owner would also be happy for an on the job observation period to assess the business prior to offers being made.

Property Details

The property is terraced, part of a parade of shops and is approximately 500 sq ft. The front is branded with an attractive glass front. The main customer service area is tiled. It is very well presented and is very conveniently laid out.

The shop also has 4 covers which could easily be extended to 12 for eat-in customers. The customer service point is to the rear.

To the rear is a store room and preparation room which also houses the pizza oven. There is a toilet, staff facilities and a fully fitted kitchen.

Equipment with Sale

All fixtures, fittings and equipment are included in the sale price and are valued at £30,000.

Financial Details

The present annual turnover is £52,000 with a net profit of £15,600. The present value of the stock is £500.

The potential turnover of the business within the next 2 years is forecast to reach £90,000 pa given the changes that are required to be made to the business. Full financial disclosure is available on request after viewings and the signing of a confidentiality agreement.

Please note Phoenix do not guarantee the accuracy of these figures which are in many cases estimated and are not verified. Please do not rely on the accuracy of these figures and seek professional help before making any offers. Phoenix will not be held liable for any inaccuracies in these figures or any other statements contained in relation to this business.

Trading Hours

Monday to Saturday: 12noon - 10pm

Sunday: 4pm – 10pm

Tenure

The current lease is on a rolling agreement. The rent is £6,000 pa with a review in 2016. The lease may be renewable or negotiable for longer term if required. The rates are currently free of charge.

Viewings

The owners are available for viewings at any time by prior arrangement.

Price: £24,500 (Price Reduced)

Ref: 2234

Disclaimer

These details do not constitute part of an offer or contract.

The statements and descriptions given are made without warranties by Phoenix Business Agents Limited who it should be noted have NOT verified the information provided.

Purchasers should in all cases undertake financial due diligence using their own professional advisors before committing themselves in contract rather than relying on illustrations, figures and information given on behalf of the seller.