

**Business For Sale: Dartford DA1**  
**Take Away and 2 Bedroom Flat Above**  
**Ideal For Business Investors**



**Business For Sale**  
**Princess Road**  
**OIEO: £90,000.00**  
**1,277.60 ft<sup>2</sup>**  
**Leasehold**



**E & C Estates: are proud to present this Business For Sale in Dartford DA1**

**Viewing by appointment only**  
**E & C Estates**  
**Tel: 01322 227 528**  
**57 Hythe Street, Dartford, DA1 1BG**

**\*\*\* Fully Fitted Hot Food Takeaway Business With 2 bedroom Flat Above For Sale\*\*\***

Fantastic opportunity to acquire a thriving and well established take away business in the heart of Dartford DA1. The Vendor is selling up the business including all fixtures and fittings. The renewable existing lease of 18 years is to be assigned to the new owner. This popular take away business has reception bar area, reception sitting area, a fully stocked integrated bar, spacious 2-bedroom apartment above shop and modern fully fitted functional industrial kitchen, 2 large storage rooms, WC with shower room, Large built in Industrial walk-in freezer, outdoor area to rear with access to back road, free parking spaces for more than 2 cars to front. Established over 12 years the business has an exceptional loyal customer base; this is a superb opportunity to purchase a business benefiting from loyal and regular customer base.

Viewing of this commercial property is highly recommended to fully appreciate the excellent location and overall business opportunity. The area is well served by buses and local amenities. walking Business, leasehold interest, equipment, fixtures and fittings included in sale.

Please contact our Sales team on: '01322227528' to book a viewing

Established Food Business with Sui generis

Spacious 2 Bedroom Apartment on first floor Included

Most delivery services available

Turnover: £12,000.00 PER WEEK

EPC Rating: D

Viewings by Appointment Only

Total Shop Area: 1,277.60 ft<sup>2</sup>

Current Shop Rent: £22,000.00 Per Annum

Fully Fitted Industrial Kitchen

Plenty of Storage Space

We understand that under the UK Government small business rates relief scheme, this shop is exempt from paying business rates. Interested parties are advised to please contact The Valuation Agency Office website for information on specific occupier rates.

Trading Hours: 7 Day week (MONDAY - SUNDAY 5pm - 11pm)

Lease: 15 years in 2023 with reviews every 3years (next review 2026) current rent of £22,000 p.a.

Insurance:

Monthly Flat Rent: £1,300.00pcm

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.