



## **Ali's Plaice,** 42 Shurlock Avenue, Swanley, Kent, BR8 7ST

### Leasehold £98,500

- Residential location in populated Swanley
- Ground floor lock-up unit
- Measuring circa 818 sq ft
- Fully equipped turnkey opportunity
- Long-established and popular business
- Available on a new lease with favourable terms

• Ref: 93853

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**SP** Sidney  
Phillips



## LOCATION

Ali's Plaice is situated in a densely populated residential area of Swanley. Swanley sits on the Kent/London border, in the Sevenoaks District. Being on the outskirts of South East London, Swanley is a convenient commuter town for people who work in the city. The town boasts all essential amenities including schools, supermarket and a pedestrianised town centre.

Swanley is easily accessed via the nearby M20/A20 and M25 motorways. Swanley Railway Station provides the town with South Eastern services to London Victoria via Bromley South, London Charing Cross, Ashford International as well as Thameslink Services to London Blackfriars.

Ali's Plaice occupies a ground floor lock-up unit, centrally positioned within a large housing development. The property is understood to measure in the region of 818 sq ft (GIA).

## TRADE AREAS

OPEN PLAN RETAIL AREA, presented with tiled walls and flooring. This area is currently used for standing only however has the potential to incorporate seating to provide 10-20 covers.

This area is serviced by a trade counter which incorporates a three pan range fryer, Plancha grill, Doner Meat rotisserie, three microwaves, double upright stainless steel fridge, chest freezer and two drinks chillers. Store cupboard offset.

To the rear there is a STOREROOM with chipper, two chest freezers and storage racking.

Offset there is a PREPARATION AREA housing a potato rumbler, chipper and STAFF WC.

## PRIVATE ACCOMMODATION

At first floor level there is a SELF-CONTAINED FLAT which may be available via separate negotiation. This flat comprises:

- TWO DOUBLE BEDROOMS
- BATHROOM
- KITCHEN
- LIVING ROOM
- STORAGE CUPBOARD
- REAR BALCONY

This flat can be made available at a rent of £1,650 pcm.

## EXTERNAL

To the rear of the property there is a gated YARD, shared with a neighbouring property, providing space for 4 vehicles.

## THE BUSINESS

Ali's Plaice is a long established and popular take away business which has been operating from the premises for the past 37 years. This family run business provides a varied food offering including traditional fish and chips, doner kebab, burgers, vegetarian burgers and pasties, sausages, curry rolls, fishcakes, pies and more.

Ali's Plaice draws its trade from the surrounding residential areas and has continued to grow through 'word of mouth'. There is ample opportunity for a new operator to further increase sales with an investment in the marketing of the business including a greater social media presence, leaflet drops and advertising in the local supermarket.

It is our understanding that weekly gross turnover stands in the region of £5,000. Further accounting detail can be made available following a formal viewing.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

## SERVICES

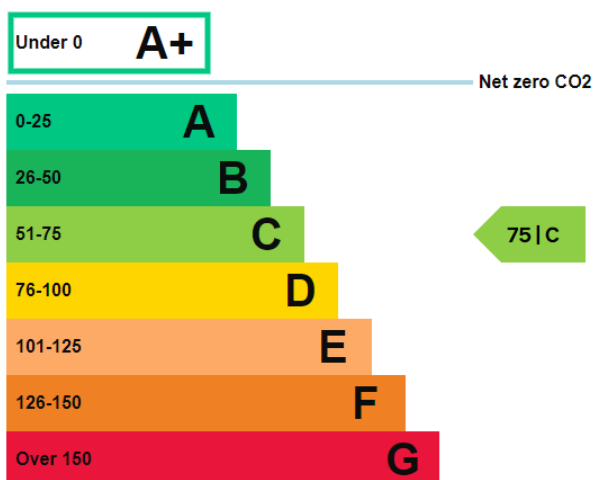
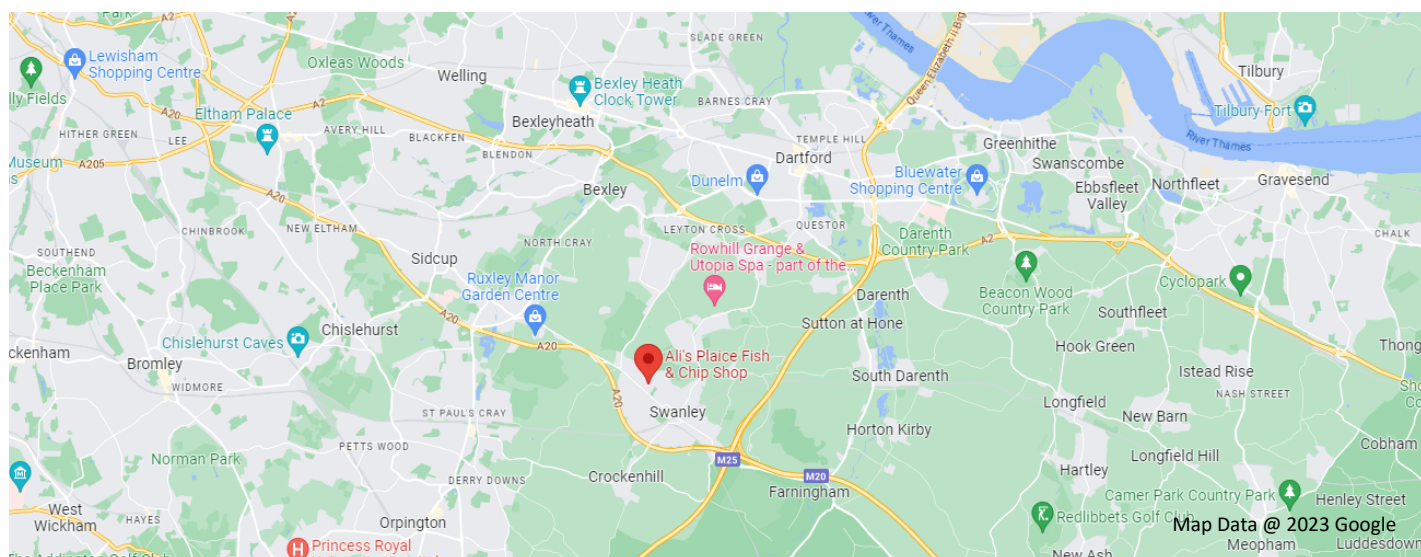
All mains services are connected.

## LOCAL AUTHORITY

Sevenoaks District Council, Council Offices, Argyle Rd, Sevenoaks TN13 1HG (tel: 01732 227000)



|                                       |                                                                                                                            |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>LEASEHOLD</b>                      | <b>£98,500 to include goodwill, fixtures and fittings. Stock at valuation in addition.</b>                                 |
| <b>TERM</b>                           | For a term of fifteen to twenty years.                                                                                     |
| <b>LANDLORD &amp; TENANT ACT 1954</b> | Inside Part II Landlord & Tenant Act 1954.                                                                                 |
| <b>ASSIGNABILITY</b>                  | Fully assignable subject to Landlord's consent.                                                                            |
| <b>DEPOSIT</b>                        | A deposit equivalent to three month's rent in advance plus personal guarantors if the lease is taken as a Limited Company. |
| <b>RENT</b>                           | £16,000 per annum, paid monthly in advance.                                                                                |
| <b>RENT REVIEW</b>                    | Subject to rent reviews to be agreed dependent on length of term.                                                          |
| <b>REPAIR LIABILITY</b>               | Full repairing and insuring lease agreement.                                                                               |
| <b>INSURANCE</b>                      | The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent         |
| <b>VAT</b>                            | VAT will not be payable on the Premium and rental payments.                                                                |



## BUSINESS MORTGAGES 01834 849795

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