



**Ayers & Cruiks**  
COMMERCIAL

**For Sale**  
592 sq ft

**86 Sutton Road,  
Southend-on-Sea, SS2  
5EW**

**Established takeaway  
restaurant for sale on Sutton  
Road.**

- Takeaway business for sale
- Turnover of circa £2,000 per week
- Prominent trading location
- Offers in the region of £20,000

[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)



86 Sutton Road, Southend-on-Sea,  
SS2 5EW

## Summary

- Price: Offers in the region of £20,000
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (56)

## Further information

- [View details on our website](#)

## Contact & Viewings

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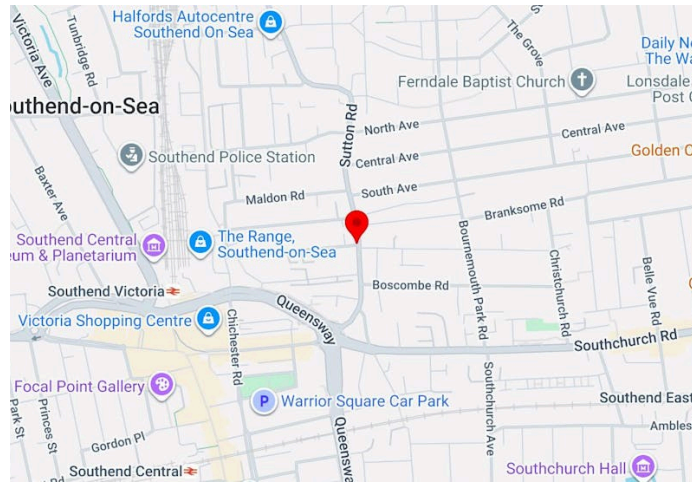
Darrell Clarke  
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## Offices

86-88 Baxter Avenue,  
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Essex,  
SS2 6HZ  
Tel: 01702 343060

Burgundy Court  
64/66 Springfield Road,  
Chelmsford,  
Essex,  
CM2 6JY  
Tel: 01245 202555



## Description

Fully fitted and established takeaway business for sale, available by way of assignment of an existing 25-year lease (from November 2024) with approximately 23 years remaining, offering long-term security.

The business is currently trading 6 days a week and generates circa £2,000 turnover per week, with scope to increase this through extended hours or delivery expansion.

The property comprises a ground floor commercial unit arranged as a serving area, fully equipped kitchen, preparation space and ancillary storage, with an additional rear area suitable for staff accommodation. The unit is fitted with gas cooking facilities, extraction system, stainless steel prep areas and multiple fridge/freezers.

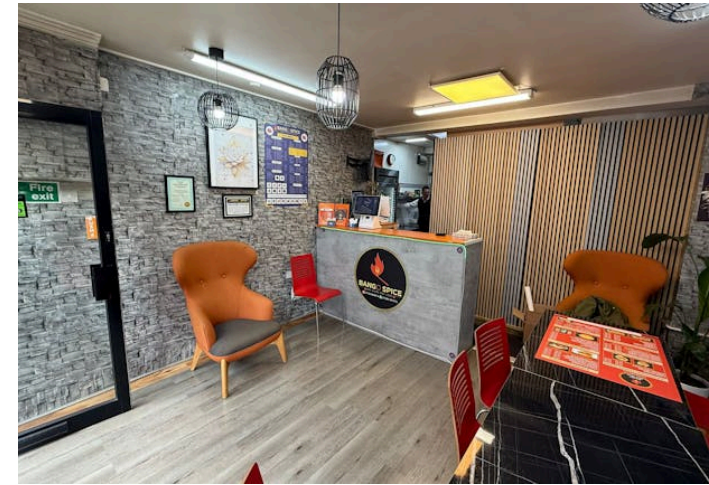
The passing rent is £17,000 per annum, subject to upward-only rent reviews every 4 years, and the lease is contracted outside the Landlord & Tenant Act 1954.

## Location

Situated within a well-established and busy parade on Sutton Road, the property benefits from strong visibility, regular passing trade and a densely populated

surrounding residential area, attracting

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consistent footfall. This location is well suited to takeaway and delivery-led businesses, providing a ready customer base and excellent trading environment, making it an excellent turnkey opportunity for an owner-operator seeking a ready-to-trade food business with strong growth potential.

## Accommodation

Floor/Unit	Building Type	sq ft	sq m
Ground	Retail	592	55

## Terms

The premises/business is available for sale by way of assignment of the existing lease.

## Price

Premium: Offers in the region of £20,000.  
Rent: Passing rent of £17,000 per annum.

## Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

