



ABERCORN BUSINESS SALES

SUCCESSFULLY SELLING YOUR BUSINESS



Fireaway Fast Foodfired Pizza, 95 Ramsgate Road, Margate, CT9 4BL.

Asking Price: £100,000

Reference: CFR-006 | Business Memorandum

Business Type: Pizza Takeaway

Ownership Structure: Limited Company.

Key Features:

- Strong lease title at £1,542 a month, which includes a 3-bed HMO above that generates £2,000 a month. The shop is rent-free, with profit on top. There's also a basement, spacious rear yard and storage unit for further potential.
- An additional kitchen is included, perfect for another food business or as a dark kitchen, with rental income of £1,000 per month achievable.
- Prime location at busy cross junction. Located within 3 towns (Margate, Broadstairs, Ramsgate).
- Exclusive territory rights covering entire Thanet region with 150,000 population.
- Staff run with structures set, only operating limited hours in evenings.
- Potential for growth with increased commitment, extended hours/radius, marketing, late license is available.
- Genuine reason for sale: reallocating funds, owner unable to give focus due to other commitments. Excellent opportunity for a buyer to capitalize on the established brand, prime location, and future growth potential from an already set & profitable business model.

Premises Details:

- Rent: £1542 / Zero Rates
- Weekly revenue: £5k (only operating in evenings) store has hit 18k revenue per week previously with committed approach
- Lease: 17 years remaining (renewable)
- Private parking included
- Location: CT9 4BL

Business Overview: Fireaway Margate, part of the UK's fastest-growing pizza franchise, is available for sale including a HMO & additional kitchen! Known for our high-quality, stone-baked pizzas, they stand out in the market with a strong business model and comprehensive support system. Only a flat franchise fee of just £500 per month, with no royalties!

Introduction: Fireaway Margate is an established pizza takeaway, part of the Fireaway brand, known for its fast-fired, customizable pizzas using high-quality ingredients sourced from Italy and the UK. The business has operated successfully for over 3 years and 4 months, serving customers with its unique stone-baked pizzas, which set it apart from conventional pizza chains using conveyor ovens

Key Offerings: The business offers a range of signature and customizable pizzas, sides, and unique products. Popular menu items include:

Dough made fresh daily.

Build your own pizza,

Italian pasta's,

Gelato milkshakes,

Nutella pizza.

Firestarter Meal

King Pepperoni Pizza

Cheesy Garlic Bread

Goblin Crunch (A pizza with pistachio spread and Nutella).

Operational Structure: Business is completely staff run, and structures set. Two full time employees, four part time staff including rotational delivery drivers.

Revenue and Financials: The business generates approximately £5,000 in weekly revenue, operating limited hours in the evenings. At its peak, with a hands-on approach and marketing efforts, the business reached revenues of £18,000 per week.

The annual turnover is around £240,000, with a net profit of £50,000.

Investment Highlights :

- **Established Brand:** Part of Fireaway, the UK's fastest-growing pizza chain with over 150 branches across the country.
- **Exclusive Territory Rights:** Covering the entire Thanet region (Margate, Broadstairs, Ramsgate) with a population of 150,000.
- **Prime Location:** Situated at a busy cross-junction with significant traffic from three popular beach towns.
- **Stone-Baked Pizzas:** Differentiates itself with authentic stone-baked pizzas in just three minutes, ensuring fresh, high-quality offerings.
- **Low Franchise Costs:** Flat monthly franchise fee of £500 with no additional royalties.
- **Additional Income Streams:** Rent includes a 3-bed HMO generating £2,000 monthly, with potential income from renting the basement and a dark kitchen (£1,000 per month).

Growth Opportunities: Committed approach - hands on approach to business will increase performance and profitability potential

Potential to Expand: With the exclusive rights to the Thanet region, the business holds significant untapped market potential. Business currently only operates on a limited radius, expanding radius will boost performance numbers.

Extended Hours & Marketing: Operating during more hours and investing in local marketing campaigns could significantly increase revenue.

Late License Available: Additional hours of operation through a late license.

Dark Kitchen Opportunity: Dark kitchen can achieve up to £1000 pm alternatively can operate an additional business.

- Food delivery apps. The business hugely benefits from linking to the food delivery portals such as JustEat / Deliveroo / UberEats / Fireaway app etc.

Reason for Sale: Owner is having not been able to focus due to other business commitment, making this an excellent opportunity for a buyer to capitalize on the established brand, prime location, and future growth potential.

Contact Information: For further information and to request the Confidentiality Agreement, please contact:

Next Step: To Register Interest: you will need to fully complete our Confidentiality Agreement form.

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Next Steps & Contact

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