



**ABERCORN BUSINESS SALES**  
**SUCCESSFULLY SELLING YOUR BUSINESS**



## **PROFITABLE FISH AND CHIPS RESTAURANT AND TAKEAWAY BUSINESS FOR SALE**

Romford, East London

**Asking Price: £280,000**

Reference: CFR-014 | Confidential Memorandum

Asking Price: £280,000 (Leasehold)

Turnover: c£14,000 – £16,000 per week (c£700,000-£800,000 p.a.)

Net Profit (EBITDA): c£3,500 – £4,300 per week (c£175,000-£215,000 p.a.)

Tenure: Leasehold – 10-year lease (approximately 6 years remaining) This Sales Memorandum is confidential and is intended solely for the recipient. No information contained herein may be disclosed to third parties without the prior written consent of the selling agent. Financial and sensitive operational information will be made available to qualified parties following execution of a Non-Disclosure Agreement (NDA).

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## Executive Summary

An excellent opportunity to acquire a highly profitable, well-established seafood retail outlet with an adjoining seafood/fish & chip restaurant and takeaway, operating successfully under one umbrella business.

The business benefits from strong and consistent weekly turnover, a loyal customer base (circa 80% repeat trade), a prominent corner position on a busy main road, and a reputation as one of the area's leading seafood and fish & chip destinations.

With newly fitted equipment, late alcohol licence, pavement seating for up to 40 covers, and significant untapped growth opportunities (delivery platforms and extended trading hours), this represents a genuine turnkey acquisition suitable for owner-operators or experienced hospitality investors.

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## Business Overview

- Long-established seafood and fish & chip business with strong local recognition
- Operates as two complementary businesses:
  - Seafood retail outlet
  - Seafood/Fish & chip restaurant and takeaway
- Each side benefits from separate customer entrances, maximising footfall and operational efficiency
- Trades consistently 6 days per week with solid, predictable revenues
- Superb, professionally designed website supporting brand credibility

The business has been carefully developed and maintained, resulting in a stable operation with excellent margins and minimal reliance on the current owner.

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## Products & Services

### Core Offerings Include:

- Fresh seafood retail sales (strongest revenue driver)
- Traditional seafood/ fish & chips (eat-in and takeaway)
- Alcohol sales (late license in place)
- Pavement seating for up to 40 customers

## Key Strengths:

- High-quality product offering with consistent standards
  - Excellent reputation for freshness and value
  - Dual-income model providing diversification and resilience
  - Fully equipped kitchen with modern fryers, grills, and refrigeration
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## Market & Customers

- Approx. 80% regular and repeat customers
- Strong local following built over many years
- High visibility location generating constant walk-in trade
- Limited direct local competition with comparable scale and reputation

The seafood retail side is particularly strong and accounts for a significant proportion of weekly turnover, providing a competitive advantage over traditional fish & chip operators.

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## Location & Premises

- Prominent main road corner position in Romford
- Excellent visibility and passing trade
- Close proximity to public transport links
- Parking is available to the front and side of the premises
- Pavement license in place for up to 40 covers

The premises are fully fitted and maintained to a high standard, allowing uninterrupted trading from day one.

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## Operations & Staffing

- Well-structured operation with experienced staff in place
- 3 full-time and 3 part-time loyal employees
- Business runs efficiently with established systems and processes
- Opening Hours:
  - Monday – Thursday: 11:30 am – 10:00 pm
  - Friday – Saturday: 11:30 am – 10:30 pm
  - Sunday: 12:00 noon – 9:30 pm

The business is not dependent on the owner's day-to-day presence, making it ideal for a smooth handover.

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## Financial Summary (Indicative)

### Detailed financial information available upon NDA

- Weekly Turnover: £14,000 – £16,000
- Weekly Net Profit (EBITDA): £3,500 – £4,300

- Strong and consistent trading performance
- Excellent margins for the sector

Figures are supported by trading records and will be made available to qualified buyers.

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### **Growth Opportunities**

The business offers clear and realistic opportunities for further growth:

- Introduction of delivery platforms such as Just Eat, Uber Eats, and Deliveroo
- Extending opening hours (notably later evening trading – proven customer demand)
- Enhanced digital marketing and local promotions
- Alcohol-led evening trade expansion
- Menu optimisation and upselling

These initiatives have not been fully exploited and offer immediate upside for a new owner.

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### **Reason for Sale**

The business is being offered for sale due to the owner wishing to pursue other interests. The sale is not related to performance, profitability, or trading conditions.

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### **Why This Business is Attractive**

- Strong, proven profitability
- Dual-income model (seafood retail + fish & chips)
- Prime location with excellent footfall
- Loyal customer base with repeat trade
- Fully equipped and turnkey
- Significant growth potential
- Late alcohol licence and pavement seating

This is a rare opportunity to acquire a robust, cash-generative hospitality business with a long trading history and strong future prospects.

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### **Next Steps**

Further information, including detailed financials, lease documentation, and operational data, will be provided to qualified parties subject to completion of a Non-Disclosure Agreement (NDA). Please contact Abercorn Business Sales. e-mail: [expert@aberncornbusinesssales.com](mailto:expert@aberncornbusinesssales.com) or telephone: [0800-246-1313](tel:0800-246-1313)



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## **Next Steps & Contact**

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