



FISH & CHIP
SHOP
FOR SALE

ORIGINAL AD

Fish and Chip shop

Business for sale 255000. 00Plus SAV

Business established 25 years. Current owner 11 years with Strong local following, (Repeat Business) and a massive weekend trade of day trippers Open 7 days a week located on the beach front at Clontarf with plenty of parking and seating available.

Menu includes:

- Fish & Chips
- Seafood packs
- Burgers
- Home made potato scallops
- Cold drinks

Add your own speciality winner!!

Instructions are: Sell the Business!...

This is easily the busiest takeaway up this end of the Redcliffe Peninsula and with a little extra savvy marketing will grow even more.

Genuine reason for sale.. I have a serious health problem that's only getting worse.

DO NOT MISS OUT ON ENQUIRING ABOUT THIS BUSINESS!!!

Key points include:

- Well-established ~ 25 years
- Current owner ~ since august 2008
- 2017 Fin year Sales 500k with 2018 going gang busters
- Owner estimates about 40k, plant
- Prime Location
- Ample Position
- High Visibility
- Main road frontage
- Lease ~35,000.00 plus Outgoings
- 5x5
- Modern and well maintained fit out.
- Lots of Stainless Steel
- Well Branded and Recognized
- Strong local following
- Regular and repeat business
- Face Book Page
- Monday – Sunday 10am – 7.30pm
- Fully trained staff in place
- Ideal owner operator or partnership, family business
- Training provided if required

NEW AD

Busy Fish & Chip Shop For Sale

Business for Sale: \$255,000 (negotiable). Redcliffe, QLD.

About the business

This busy beach-front Clontarf fish and chip shop has been going for 25 years, and is likely to be here for 25 more.

It's the busiest take-away shop in this seaside suburb, just north of the famous Hornibrook Bridge. Local demand keeps the shop open 7 days a week, ramping up to a massive weekend trade (popular day trip destination). Sales were **\$508,523.17** in 2017 and grew another **XX%** to March this year - a thumping \$25,566 extra and counting.

This has been the right shop in the right spot for 25 years and counting, and the secrets to success haven't changed.

- Never ending demand (due to beach-front location)
- Lots of exposure (main road frontage)
- Easy access (ample parking & good seating)

According to the current owner, it's hard work but not rocket surgery. Her team has spent 11 years simply meeting the constant seaside demand for fish, chips, and burgers.

About the opportunity

A serious health issue has unfortunately made the day to day operations difficult for the current owner, and after 11 years it's time to focus on her health. Everything is in place to ensure the business doesn't miss a beat for the new owner.

- Strong income (and growing)
- Heavy lifting being done for you (by fully trained staff of **four**)
- Long-term lease secured (5x5 with option through to **2029**)
- 2 weeks training available (covers every aspect of the business)
- Nothing to spend (modern fitout will impress)

Selling the business with urgency, so all reasonable offers will be considered.

What to do if interested

This take-away shop is as much a feature of Clontarf Beach as the sand, water, and picnic tables. If you're interested in taking over, give Gina a call on 0488 009 053 to arrange a talk with the owner and a tour of the business.

Gina Naylor - 0488 009 053

NOTES

1. Review details in **red**. The details are important, because they make everything you say more believable. They also give the buyer a sense that you have done your homework and prepared the business properly for sale.
2. Overall the ad now tells the story of a business that is a perfect fit within its suburb and surroundings. The 25 year history shows that there's a permanent demand driving the success of the business.
3. We've addressed any fears of a decline in business by sharing very recent sales growth (up to date numbers leave less room for worry) and by giving a reason for selling that fits with being busy (almost too busy).
4. Optional extras...
 - Use names of the owner and staff. This builds trust and makes the "trained staff" more real (good employees aren't always easy to find and train).
 - Give them confidence in the numbers by stating what financial records you have prepared for them (the more the better).



Dave Gillen