CITRUS COMMERCIAL CIRCLE
Atrium House, 574 Manchester Road
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CITRUS BUSINESS TRANSFER · BUSINESS FOR SALE

Chop & Wok

Noodle & rice takeaway with eat-in seating · Merrivale Road, Liverpool L25



ASKING PRICE

£74,950

Leasehold · includes all fixtures, fittings, equipment, stock and goodwill

Key facts	
Location	Established road surrounded by residential housing
Size	Approx. 800 sq ft
Seating	8 covers, eat-in
Rent	£850 pcm
Business rates	Nil reported (subject to verification)
Lease	c.11.9 years unexpired, renewable
Trading	Monday to Sunday, 15:00 to 23:00

A newly fitted noodle and rice takeaway with eat-in seating, finished to a very high standard throughout. All-electric kitchen, low overheads, a long lease and clear room to grow for an experienced operator.

Chesworth Ltd trading as Citrus Commercial Circle | Company No. 11801411

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The Opportunity

Chop & Wok is a Chinese-style noodle and rice takeaway with eat-in seating, serving build-your-own noodle and rice dishes, wings and set meals for collection, eat-in and delivery through Uber Eats. The owner runs a chain of off-licence and grocery stores and is selling to concentrate on them.

The business is currently run under management. An experienced operator working on site, or bringing in their own team, is well placed to build the customer base and take the business to its full potential.

Growth potential

- Opens at 15:00 only: the lunchtime trade is untapped
- Recently opened, with the local customer base still building
- An owner-operator on site full time would reduce staffing costs
- Scope to add further delivery platforms, online ordering and local marketing
- Low running costs: modest rent, nil rates reported and no gas supply needed

Premises and Fit-out

Approximately 800 sq ft of ground-floor premises in excellent condition, recently fitted out to a high standard with a carefully planned layout. The kitchen is all-electric, so no gas supply is needed, and the unit requires no further spend to trade.

Front of house and building

- Illuminated fascia signage
- Full-width glazed frontage with roller shutter
- Tiled servery counter with solid timber top
- Three digital menu screens
- EPOS till system, drinks chiller and heated display
- Feature murals, bamboo panelling and green walls
- Eat-in seating for 8
- LED lighting and CCTV

Kitchen and equipment

- Stainless extraction canopy
- Electric wok cooking stations
- Twin-basket electric fryer
- Heat lamp pass with gastronorm warmer
- Upright fridge and freezer
- Three-door refrigerated prep counter
- Chest freezer and commercial rice cookers
- Double-bowl sink, water heater and stainless prep tables

Lease and Outgoings

Item	Detail
Tenure	Leasehold: assignment of the existing lease
Lease terms	12-year lease with c.11.9 years unexpired; renewable, and the landlord is reported to be willing to grant a longer term
Rent	£850 pcm
Business rates	Nil reported (subject to verification and the buyer's eligibility)
Utilities	All-electric; no gas supply
Sale includes	All fixtures, fittings, equipment and stock
Staff	Details available on request; TUPE may apply
Financial information	Trading figures available to seriously interested parties after viewing

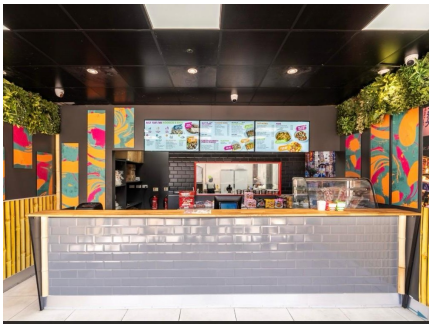
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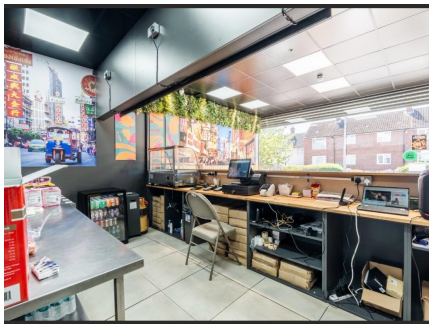
Gallery



Eat-in seating area



Servery counter and menu screens



Service area, EPOS and drinks chiller



Kitchen, wok stations and extraction



Kitchen and refrigerated prep counter



Wash-up and prep area

Viewings and Enquiries

Viewings are strictly by appointment through Citrus Business Transfer. Please do not approach the business, its staff or the owner directly.

Telephone: 0161 388 9773
Email: info@citruscommercialcircle.co.uk
Web: citruscommercialcircle.co.uk

Important notice. These particulars are provided for guidance only and do not form part of any offer or contract. All descriptions, dimensions and details are given in good faith but are not guaranteed, and interested parties should satisfy themselves by inspection, enquiry and their own professional advice. Floor area is approximate. Equipment has not been tested, and branded drinks chillers may be held under supplier agreements. Business rates relief depends on the buyer's own circumstances. The sale is subject to the landlord's consent to the assignment of the lease. All information is supplied in strict confidence.

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