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CITRUS BUSINESS TRANSFER · BUSINESS FOR SALE

# Caprinos Pizza & Zinglet

Busy Town Centre Pizza Takeaway and Burger Restaurant | Long Lease & Uncapped Growth Opportunities

Caprinos Pizza and Zinglet chicken & burgers · Park Green, Macclesfield







ASKING PRICE

**£250,000**

Leasehold · includes all fixtures, fittings, equipment, tills and goodwill of both franchised brands

| Key facts | |
|---|---|
| Location | Busy main road close to Macclesfield town centre, surrounded by pubs and restaurants |
| Size | Approx. 1,500 to 2,000 sq ft (to be confirmed from the lease) |
| Trading | 7 days a week, 11:00 to 23:00 |
| Turnover | c.£10,000 per week through the franchise POS; projected £15,000–£20,000 per week |
| Rent | £25,000 per annum |
| Lease | 20-year lease, just over 19 years unexpired, renewable |
| Fit-out | Brand new shop; all new equipment with warranty |

A brand new pizza takeaway and burger restaurant trading as two franchised brands, award-winning Caprinos Pizza and the modern Zinglet concept, on a busy main road in Macclesfield. Around £10,000 per week now, projected to reach £15,000–£20,000 per week, with all new equipment under warranty and a long lease with over 19 years remaining.



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

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## The Opportunity

Caprinos Pizza & Zinglet is a combined pizza takeaway and chicken and burger restaurant at Unit 3, Silk House, Park Green, Macclesfield. Two franchised brands trade side by side from the same premises, each with its own shopfront, dining area and counter, offering eat-in, collection and delivery seven days a week.

Caprinos Pizza has traded here for around 12 months and the Zinglet chicken and burger brand was added around three months ago. All sales run through the franchise POS system, with average turnover of around £10,000 per week. The business is run by a business manager with eight staff. Caprinos and Zinglet are part of an established franchise group with over 140 branches across the Midlands and the North West, which supplies all stock ready to cook and all packaging through a weekly delivery, together with management support. The owner is selling as part of a wider exit from his franchise portfolio.

### Growth potential

- Zinglet opened only around three months ago; combined sales are projected at £15,000 to £20,000 per week as it builds
- Room to add further covers to the existing 25 across both dining areas
- An owner-operator on site would strengthen management and could reduce staffing costs
- Franchise model: stock supplied ready to cook and packaging delivered weekly, keeping the kitchen simple to run

## Premises and Fit-out

Approximately 1,500 to 2,000 sq ft on a busy main road close to Macclesfield town centre, with pubs and restaurants all around. This is a brand new shop with brilliant building work, a high-end fit-out throughout and all new equipment with warranty, plus separately themed dining areas for each brand and a large shared commercial kitchen.

### Front of house

- Two branded shopfronts with illuminated signage
- Caprinos dining area: banquettes and living wall
- Zinglet dining area: booths and feature graphics
- Self-service ordering kiosks
- Zinglet service counter with digital menu boards
- Caprinos counter with POS tills and order terminals
- Drinks chillers and ice cream freezer
- 25 covers in total, with room to add more

### Kitchen and back of house

- Double-deck conveyor pizza oven
- Stainless steel extraction canopy
- Bank of fryers, including floor-standing units
- Refrigerated pizza preparation counters
- Walk-in cold room
- Dry store with full-height racking
- Stainless worktops, wash-up and hand-wash sinks
- Non-slip safety flooring, CCTV and staff WC

## Lease and Outgoings

| Item | Detail |
|---|---|
| Tenure | Leasehold: assignment of the existing lease |
| Lease terms | 20-year lease with just over 19 years unexpired; renewable; 5-year break clause |
| Rent | £25,000 per annum; rent reviews every 5 years |
| Outgoings | Business rates c.£9,000 per annum (subject to verification); utilities c.£1,500 pcm |
| Franchise | Caprinos Pizza and Zinglet franchises; stock and packaging supplied weekly; 4% fee to the franchisor (as advised) |
| Sale includes | All fixtures, fittings, equipment and tills, plus goodwill; manager and 8 staff (TUPE may apply) |
| Financial information | Further trading figures available to seriously interested parties after viewing |



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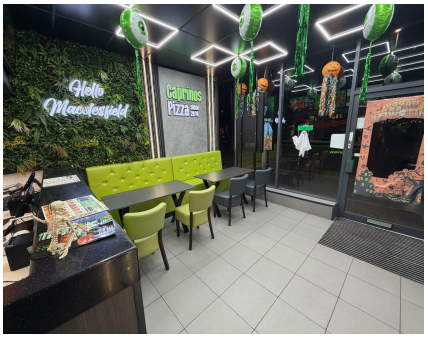
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## The Brands

**An award-winning elite brand.** Caprinos is an elite, rapidly growing UK pizza chain that won the Best Pizza Delivery Chain award in the UK, beating global giants such as Domino's and Papa John's in quality and service rankings.

**A second, high-margin concept.** Zinglet brings a trendy, high-margin, modern chicken and burger concept that targets a completely different segment of the fast-food market, so the two brands complement rather than compete with each other.

## Gallery




Caprinos dining area




Zinglet dining area




Zinglet service counter




Self-service ordering kiosks



Double-deck conveyor pizza oven



Kitchen: fryers and extraction

### Viewings and Enquiries

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

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**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 and is to be confirmed from the lease. Equipment has not been tested. Turnover, projected sales, outgoings, warranties and brand and award information are as advised by the vendor and have not been independently verified. The transfer of the franchises is subject to the franchisor's approval of the buyer and to the franchisor's own terms. 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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