

'Fish & Chip Shop with Vacant Shop & 4 Bedroom Accommodation'

Neath Ref CR 244



Accounts: Will be made available once the business has been viewed.

Price
Business & Property: £195,000
plus sav

Business: Two businesses in one. A very well established Fish & Chip takeaway that could also be suitable for a Chinese takeaway as equipment is already on site to facilitate this.

The business is well presented and well equipped. Next to the fish bar is a vacant shop that has previously been used as convenience stores/off license. This premises is suitable for other retail uses and could suit pet foods etc and the property is next to a veterinary clinic
Other use could be as café for the fish bar

Location: The business is well located on a main road, in a residential area and on the outskirts of the town, close to the Rugby ground.

Financial Details:

Weekly Sales: £1,200

Opening Hours:

Monday to Friday 12.15pm to 2.15pm
and 5.00pm to 9.45 to 5.30pm
Saturday 12.15pm to 9.45pm

Property:

The two storey stone built property consists on the ground floor of:

Vacant Shop (approx.7.3m x 5.3m fitted with steel shutters.

Fish & Chip shop with a trading area approx. 6.690m x 5.272m and is fitted with a Preston & Thomas 2 pan range.

Other equipment includes:

Chiller display unit

6 burner gas cooker with extraction system

Stainless steel chilled cabinet

Griddle

Upright Stainless steel refrigerator
Chest display freezer
2No soft drinks display chiller cabinets
4 pot Ban Marie
Microwave oven
Wash hand basin
The food preparation room is fitted with 2No stainless steel sink units with double drainers
Chipper and peeler machines
Potato storage area
There is access to tan enclosed rear yard and a staff toilet.

The first floor is accessed via stairs from the vacant shop and consists of:
Landing with cupboard fitted with gas central heating boiler
Open plan living room/kitchen (approx 4.941mx 7.587m) with fitted kitchen units.
Corridor with four bedrooms off
Bedroom 1 2.024mx8.829m
Bedroom 2 1.923mx3.624m
Bedroom3 3.525mx3.037m (with fitted wardrobes)
Bedroom 4 2.589mx2.330m
Bathroom with shower over bath, w.c. and wash hand basin

Tenure:

Freehold

Rates: £850 per year



Viewing: To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on 01792 424411 let us know when you would like to visit and we will make the arrangement.

Offers: All offers are for the freehold, goodwill, fixtures and fittings and should be made to this office.

Finance: If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund purchase of these types of businesses.

