

FISH & CHIP SHOP TAKEAWAY

FALMOUTH

103 BOSLOWICK ROAD
FALMOUTH, CORNWALL
TR11 4QD

SBC

PROPERTY

01872 277397



BOS'S CHIPPY TAKEAWAY

FISH & CHIP SHOP TAKEAWAY SITUATED IN DESIRABLE SOUTH CORNWALL
LOCATED IN A HIGH DENISTY HOUSING AREA WITHIN A PARADE OF SHOPS
WELL PRESENTED, DECORATED AND FULLY FITTED AND EQUIPPED
SPACIOUS SALES AREA, PREP ROOMS AND STORES, PARKING
LONG ESTABLISHED AND SUPPORTED BUSINESS WITH GOOD PROFITS

LEASEHOLD - £99,000 PLUS STOCK AT VALUATION

BOS'S CHIPPY, BOSLOWICK ROAD, FALMOUTH TR11 4QD

LOCATION

Bos's Chippy is situated within Falmouth, one of Cornwall's most popular coastal towns found on the south Cornish coast. The town has a vibrant local population in addition to a high number of students studying at the local University. Large numbers of tourist visitors are attracted to the town throughout the year to enjoy Falmouth's large harbour, picturesque coastline, beaches, restaurants and cafes.

Situated on Boslowick Road, Bos's Chippy is found within a high density residential area of the town within a parade of commercial shops occupied by barbers, beauticians and gift shops, opposite a Co-op convenience store and within easy reach of the town centre.

DESCRIPTION

Bos's Chippy comprises a popular and well supported fish and chip shop takeaway. Benefitting from a large display window, the accommodation is arranged to provide a customer ordering and waiting area with a tiled and stainless steel topped serving counter, to include till system and 4-pot Bain-Marie.

To the rear is a Preston and Thomas 3-pan range with preparation tables, storage unit, commercial extraction, Price Iveson electric hobs and hot plate, hand wash sink and fridge.

At the side is a spacious store room for dry goods and packaging with shelving, freezers, potato store and access to extraction vents. To the rear is a further preparation area, with tiled walls and floor, shelving, sink/drain, commercial microwaves, stainless steel prep work units, fridges/freezers. A separate chip preparation room with tiled walls and a chipper and peeler and gas boiler. In addition, there is a staff wc and a rear door leading out to the back of the property giving access to a parking area and bin stores.

Alongside the adjacent shops, Bos's Chippy forms part of Boslowick Shops with a large customer's car park and vibrant and varied range of businesses.

ACCOMMODATION All measurements and dimensions are approximate and should be checked.

Takeaway and Cooking Area	5.46m x 7.00m
Side Store	2.63m x 6.38m
Rear Prep Area	5.47m x 2.00m
Chip\Potato Prep Area	2.85m x 2.40m
WC	

BUSINESS

Our clients trade Bos's Chippy as a traditional fish & chip shop takeaway offering the usual customer favourites to include a range of fried fish, chicken, burgers, pies, cold drinks and a variety of accompaniments. There is good scope to expand the takeaway offering to include other popular foods such as pizza, kebabs or a variety of other foods, with ample space, and to add a delivery service to expand the customer base further.

The business is currently operating Tuesday to Saturday, all year round, lunch 11:30 until 13:30 and dinner from 16:30 to 20:00, with 1 x full time employee in addition to the current owner plus around 4 part time employees.

The business has an excellent trading history with consistent levels of turnover around £230,000 (Covid interruptions excluded), good gross profit and excellent net profits. Full accounts are available to seriously interested parties upon request.

Bos's Chippy offers an excellent opportunity to acquire a well established, fully fitted and equipped popular takeaway in a popular coastal town with good patronage and trading accounts with scope to expand if desired.



BOS'S CHIPPY, BOSLOWICK ROAD, FALMOUTH TR11 4QD

ENERGY PERFORMANCE CERTIFICATE

The premises has a D (78) classification
Certificate number: **2899-2940-9336-6795-3964**

BUSINESS RATES

Rateable Value £9,200.

Prospective occupiers should check with Cornwall Council to the actual rates payable which may include currently available discounts, qualifying occupiers may receive 100% discount.

TENURE

The premises are offered by way of an assignment of an existing lease with a current expiry of November 2024, within the Landlord and Tenant Act affording rights to renew. The current rent passing is £12,792 per annum, plus service charge and buildings insurance contribution.

A copy of the lease is available upon request.

A buyer will be asked for suitable references.

FIXTURES, FITTINGS & EFFECTS

Normal fixtures and fittings associated with this type of property are included in the sale a detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

PRICE

£99,000 plus stock at valuation for the leasehold interest, fixtures, fittings and goodwill.

VIEWING/FURTHER INFORMATION

Strictly by appointment with sole agents:

SBC Property
Daniell House
Falmouth Road
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TR1 2HX

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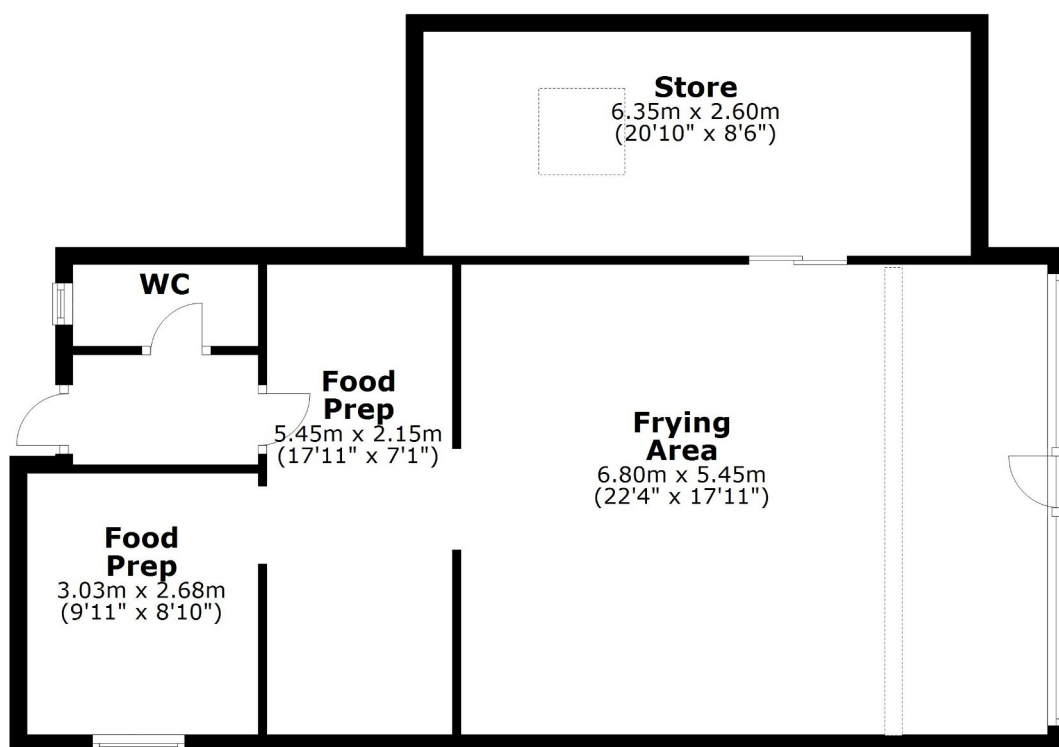
Email: barney@sbcproperty.com



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Ground Floor

Approx. 80.3 sq. metres (864.7 sq. feet)



Total area: approx. 80.3 sq. metres (864.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.
Plan produced using PlanUp.

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