

CHIP AHOY
BROAD STREET, PADSTOW



SBC
PROPERTY
01872 277397

CHIP AHOY FISH & CHIP TAKEAWAY

8 BROAD STREET

PADSTOW

CORNWALL

PL28 8BS



PADSTOW FISH & CHIP TAKEAWAY PLUS OWNERS' ACCOMMODATION
RARE FREEHOLD OPPORTUNITY AS A GOING CONCERN
CENTRAL TRADING LOCATION WITHIN RENOWNED CORNISH TOWN
WELL ESTABLISHED BUSINESS WITH EXCELLENT REPUTATION
FULLY FITTED AND EQUIPPED. EXCELLENT TRADING FIGURES & PROFITABILITY

FREEHOLD - GUIDE PRICE £895,000 PLUS STOCK

LOCATION

The property is located in one of the Country's most renowned coastal villages. On the north Cornish coast, Padstow is a popular tourist destination with a high reputation for restaurants, including a number of Michelin starred establishments. The town attracts large numbers of visitors throughout the year due to its quaint Cornish streets, large sandy beaches, sailing waters, dramatic coastline and nearby golf courses.

Padstow is within easy reach of Cornwall Airport Newquay, the A30, the mainline railway at Bodmin and the passenger ferry to Rock.

SITUATION

Found within the very heart of Padstow in the town's bustling retail centre, the property sits in a central position amongst a variety of specialist and niche retailers, catering outlets and bars.

The property overlooks Broad Street, with direct prominence to passersby. Nearby occupiers include Padstow Brewing Company, Padstow Bookshop, Tarquin's Gin and Cornwall Estates.

The town's car parks, retail outlets, and restaurants, including Rick Stein's Seafood Restaurant. Paul Ainsworth's Number 6 and the popular Rojano's are all close by.

SUMMARY

Chip Ahoy comprises a well established and reputable Fish & Chip takeaway, fully fitted and equipped to an excellent standard with a 1-bedroom owners' apartment on the upper floors.

The shop benefits from display windows and double opening doors to Broad Street, is arranged to provide a waiting/serving area with a like-new top of the line Kiremko range (May 2022) plus prep area and servery. A partition provides for stores and stairs lead to the apartment. The first floor offers WC and kitchen, with a lounge to the front, bathroom and stores. The attic level provides a lounge area.



ACCOMMODATION

All measurements are approximate and should be checked. Maximum dimensions shown.

GROUND FLOOR

Waiting\Frying Area 4.00m x 4.79m
Rear Store Room 2.22m x 4.94m

FIRST FLOOR

Kitchen 3.20m x 1.89m
Bedroom 2.24m x 3.24m
Store 2.35m x 3.24m (L-Shaped)
Cupboard 1.77m x 1.20m
Bathroom
WC

ATTIC FLOOR

Lounge 4.89m x 3.83m (into eaves)

There is room to the front for tables and chairs, subject to any necessary consents.

BUSINESS

Our clients have been trading Chip Ahoy as a Fish & Chip Takeaway for over 25 years, operating for circa 9 months a year, staffed by the owners plus one full-time (newly employed) and 3-4 part time staff members. The business thrives in a busy trading position offering traditional fish and chips and a range of cold drinks.

The business has experienced good levels of trade in recent years with continued scope for growth.

Chip Ahoy offers a superb opportunity to acquire a busy and popular freehold fish and chip shop in one of Cornwall's most popular resorts.

Trading accounts, which show strong turnover and profitability, will be available to seriously interested parties.

ENERGY PERFORMANCE CERTIFICATE

8, Broad Street PADSTOW PL28 8BS	Energy rating F	Valid until: 21 September 2026
Certificate number: 0960-0136-4839-3521-900		

BUSINESS RATES \ COUNCIL TAX

Prospective occupiers should check with Cornwall Council to the actual rates payable.

8 Broad Street Rateable Value £21,750

FIXTURES, FITTINGS & EFFECTS

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

The inventory includes a top-of-the-line Kiremko range installed from new in 2022.

TENURE

Freehold.

PRICE

Guide £895,000 plus stock at valuation.

VIEWINGS \ FURTHER INFORMATION

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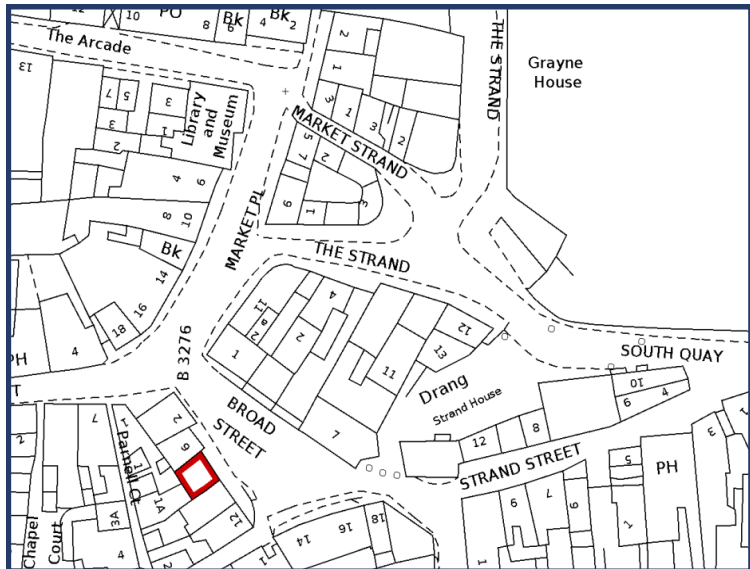
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