



123 Monnow Street

Monmouth, NP25 3EG

Offers In The Region Of £775,000



A traditional sit down and take away chippie, situated right next to the historic Monnow bridge in the heart of picturesque Roman Monmouth occupying a busy trading position for both local and tourist trade.

In addition to the affluent local population, the picturesque setting attracts custom throughout the year from day trippers, cyclists and walkers who pass through the village when proceeding to/from the village and river.

Monmouth is an ancient market town with a Roman foundation and as a border garrison between the English and Welsh, was endowed with a fine castle. It remained prosperous throughout the 18th and 19th centuries and is now a major tourist centre.

What has survived, however, is the Monnow bridge, the UK's finest 13th century town fortification of its kind. It was intended to defend the town from incursions by the Welsh and was provided with a portcullis and gate. In this, it was only partially successful, as the River Monnow is narrow and shallow and is easily forded nearby. But like most gatehouses, it was equally important as a means to collect taxes and control the passage of visitors into the town. Although much altered (again by the Victorians), it remains an evocative symbol of an earlier period.

The business was established by our vendor client in 1978 and operates as a dual Fish & Chip Take-Away and restaurant opening Monday to Saturday from 12:00pm to 8:00 pm. The sales are derived from both 'over-the-counter' take-away and seated with menu choice. The current owners don't offer a delivery service which provides the buyer with an excellent opportunity to expand the delivery service and possibly late night extended hours.

An inspection is invited of this well located fast food take-away and café which provides business growth opportunities. Located in a premier location with public parking opposite the premises.



The property has been in the same family ownership for 40 years plus

Reasons For Selling: Phased Retirement

Current Business Established: 1978

Entrance Lobby;

Door from the public footpath into the entrance lobby, door to the serving area and door to the internal lobby. Cupboard housing the electric meter and tiled floor.

Inner Hallway;

Stairs to first floor, walk in under stairs cupboard, tiled floor.

Serving Room;

Comprising of the traditional fish and chip shop serving counter with warming ovens, following through to the kitchen and prep room, chipping room, restaurant and door to the rear courtyard and client rest rooms.

The first floor hosts accommodation which can be utilised as bedrooms, offices, store rooms with the rear accommodation being a self-contained apartment of generous size. The second floor has a large double bedroom with sky lights and exposed ceiling beams.

Whilst reading through this brochure, we would advise you to also read in conjunction with the floorplan.

Front Serving Room;

- Three Hot Cabinets
- Three pan automatic Preston & Thomas frying range
- Two preparation tables.
- 8 pot sauce warming appliance.
- Polar Refrigerator for cold drinks.
- Beko Fridge/Freezer.
- 1x Barbeque King rotisserie.
- 3 x chalk boards.
- Rinse hand basin
- 1 x cash till.

Kitchen;

- 1 x deep freeze
- 2 x microwaves
- Stainless steel shelving
- 3 x stainless steel preparation tables
- Double sink unit
- Washing machine
- Large 5 ring oven
- Serving hatch
- 1 x freezer
- Walk-in cold room

Chipping Room;

- 2 x chippers
- 3 x potato bins
- Double drainer sink unit
- Wall shelving
- Double glazed window and door to outside.

Inner Hallway;

Serving hatch from the kitchen providing service to the dining room. Door to rear courtyard. Opening access into the customer restaurant.

Restaurant;

With seating for 42 customers, bench seating, radiator, refrigerated counter, coffee machine, hot water machine, bi folding doors out into courtyard.

Outside;

Outside seating for 48 customers comprising of 8 seater benches with umbrellas, a selection of shrubs in pots, Indian sandstone flooring, fenced surroundings.

Separate male and female WC's, path leading to the private grounds with sheds.

The rear private gardens are all laid with Indian sandstone.

The first and second floor accommodation is accessed via the ground floor entrance and lobby area.

First Floor;

Landing with steps to both front and rear aspect accommodation, further stairs to the second floor bedroom.

Front aspect offices and/or bedrooms.

Room One;

Front aspect currently used as a bedroom, double glazed window to Front and exposed ceiling beam.

Room Two;

Currently used as an office with double glazed window.

Room Three;

Used as a storeroom with new carpet, roof light and cupboards.

From the first floor landing, steps will lead to the rear aspect contemporary living accommodation.

Entrance Lobby;

With laminate flooring, doors to lounge and shower room.

Lounge;

The most supersize lounge having bi-folding doors into a balcony, decking and iron railings, views.
laminate flooring, radiators, coved ceiling and access to loft space.

Kitchen;

A modern contemporary kitchen with base units, sink unit, worktop surfaces, gas cooker point, Upvc double glazed window, plumbing for washing machine and breakfast bar.

Shower Room;

With a walk in shower cubicle housing the thermostatic rainfall shower, metro tiled walls, WC, wash hand basin, recess ceiling lights, cupboard housing the Worcester gas boiler. Heated towel rail.

Top Floor;

With a turned staircase from the first floor, stairs will lead to a large bedroom.

Bedroom;

With original exposed ceiling beams, twin double glazed windows to the front aspect with views over the surrounding area, eaves storage cupboard and wall lights.

Client Notes

At the request of our client, all viewings must be strictly by prior arrangements only

through Dean Estate Agents.

Planning Consent: Classes A3 & A5 (café/restaurant & hot food take-away)

Operating congenial hours, Monday to Saturday 12:00pm – 8:00pm

Well-equipped for the trade with quality fittings, this business is ready for continuation and further growth.

Asking Price:

£800,000 inc of commercial stock and goods at time of completion. Items contained within the residential aspect of the property are not included.

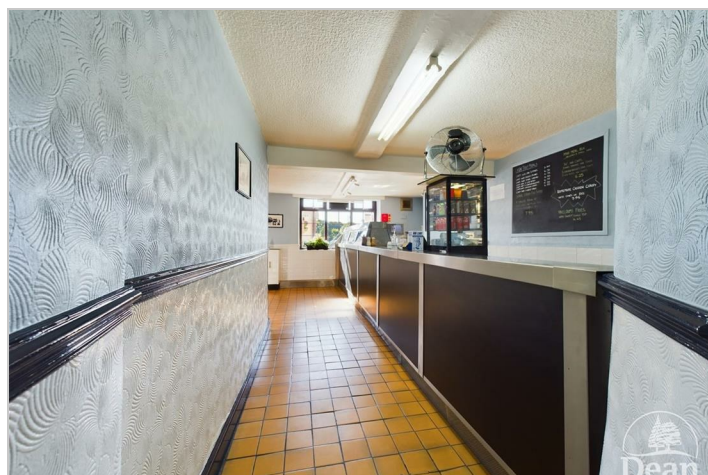
Turnover:

Undisclosed

Net Profit:

Undisclosed

Key financial information will be produced upon viewing to serious clients.



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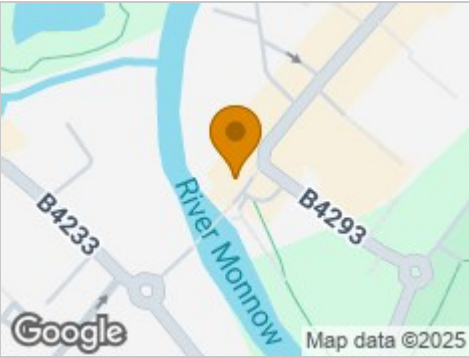
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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Floor 2

Approximate total area¹⁸

2639.85 ft²
245.25 m²

Reduced headroom

18.84 ft²
1.75 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

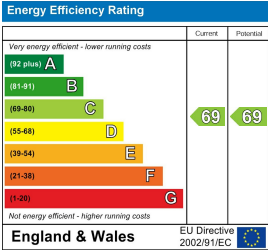
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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