

- Norfolk
- Suffolk
- Cambridgeshire

t 01603 662 662
e anglia@emfgroup.com
w www.emfgroup.com

FISH & CHIP SHOP – ST. IVES, CAMBRIDGESHIRE (PE27)

With
Accommodation
Above



REFERENCE NUMBER: CF35730E

- 1st Class Condition – Very Well Presented
- All Equipment Replaced in 2022
- New Digital Ranges
- 5 Star Food Hygiene Rating – Very Clean
- Excellent Location – Lots of Chimney Pots
- 2 Bedroom Duplex Flat Above
- Private Parking and Garage to Rear
- Really Good Space & Working Area
- Lots of Public Parking to Front
- Parade of Shops Including Spar & Post Office

LEASEHOLD: £260,000

For the benefit of the goodwill, fixtures, fittings & equipment. Stock payable in addition on completion at valuation. This is a business for sale as a going concern.

Can we help? Call us on:

01603 662 662

PARTICULARS

Coming new to the market is this busy and popular fish and chip shop, situated in a busy parade of shops and surrounded by chimney pots. Presented in an excellent condition with all new equipment installed in 2022, including a high-spec 4-pan digital range; meaning a buyer should have little, if no capital outlay to spend on the business in the short-term.

With the added benefit of a 2 bedroom duplex apartment above and private parking with 2 garages to the rear, this thriving business really does tick all the boxes if you are looking to take on a fish and chip shop.

Given all that is on offer, we expect there to be strong interest in this one and would recommend you book in a viewing at your earliest convenience.

THE BUSINESS ITSELF

Having been acquired by the current owner approximately 3 years ago, and having had significant investment spent on it since then, it is now only coming to market due to a change in family circumstances meaning the owners now have to relocate.

Located in a residential area in a parade of shops, with a good mix of business types including Spar and the Post Office means that there are always many potential customers passing by; particularly as there is free public parking to the front.

Takings for the 9 months to the end of December show an average weekly turnover in excess of £6,500 net, to include sales from shop customers and online via Just Eat, Deliveroo, Food Hub and Uber Eats.

PREMISES | ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

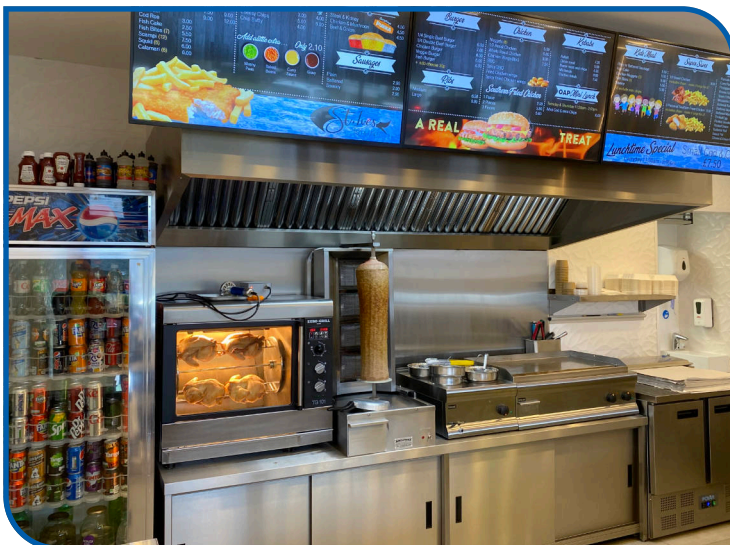
As stated; the premises have recently been fitted out at great expense to a very high standard, with all new equipment installed only last year. Together with the well laid out design and spacious areas for service and preparation, all gives a very pleasant work environment which is easy and cost effective to maintain.

The glazed frontage benefits from stylish signage with a digital menu screen and this continues through as you enter into the shop, as you will see from the pictures. There is quality floor tiling, clean walls and feature coloured lighting; all adding to the upmarket and clean feel. The new 4-pan digital range divides the customer area from the staff area with a service counter to the side and EPOS till. To the rear of this main room you will find a stainless-steel fitted cooking area with extraction over, providing a chicken roaster, kebab spit, griddle plate and bain-maire, together with under-counter fridges and a drinks display fridge, all with further digital menu screens above.

There is an open doorway through to the prep. rooms with the front part providing a 6-ring hob with extraction over, microwaves, stainless-steel work surfaces and tall stainless-steel fridge and freezer. To the side are built in storage cupboards as well as an office and staff toilets. To the rear is a wet room for chip prep. including a peeler, chipper, double sink and door to the rear parking area.

ACCOMMODATION | ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

Via a separate external staircase to the side you will find the residential accommodation above the shop, this being situated at the end of the terrace. At entrance level there is a fitted kitchen/breakfast room with space for a washing machine, fridge freezer and dishwasher, together with a good-size lounge overlooking the front and with space for a dining table as well. There is also a useful under-stairs cupboard and cloakroom on this level. Upstairs there are 2 double bedrooms, plus bathroom and we understand there is also access to a large loft. The property benefits from double glazing and gas central heating, as well as parking to the rear and 2 garages.





Energy performance certificate (EPC)

Fish N Chicken 13 Kings Hedges ST. IVES PE27 3XS	Energy rating C	Valid until: 22 September 2026
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Property type **A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways**

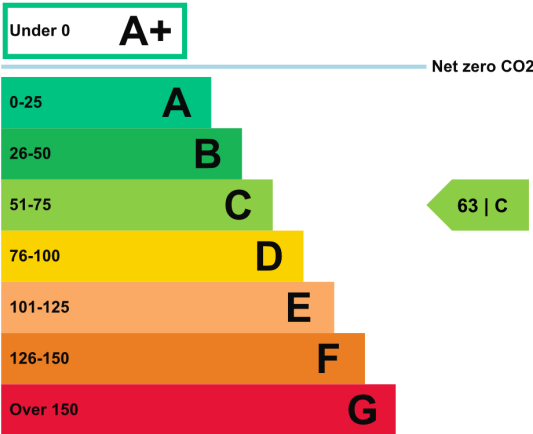
Total floor area **49 square metres**

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built **27 | B**

If typical of the existing stock **78 | D**

FURTHER INFORMATION

REFERENCE NUMBER

CF35730E.

OPENING HOURS

11:30am to 2:00pm Monday to Saturday. 4:30pm to 9:00pm Monday to Sunday.

TENURE

Leasehold – 10 years from 17/3/2019.

RENT PAYABLE

£17,500 per annum plus Service Charge currently £235.

The purchaser will be responsible for the landlords costs and fees in connection with the assignment of the existing lease or the grant of a new lease.

RATES PAYABLE

Nil - We are advised that the business currently enjoys the benefit of Small Business Rate Relief.

This information has been provided to us by the vendor and any interested party is advised to enquire of the local authority to check the position with regards to business rates that will apply to a new owner.

EPC

The Energy Performance Certificate shows a 'C' rating and a score of 63.

PRICE

£260,000.

For the benefit of the goodwill, fixtures, fittings & equipment. Stock payable in addition on completion at valuation. This is a business for sale as a going concern.

VIEWING

Call our East Anglia office on (01603) 662 662 to make an appointment.

DISCLAIMER

All measurements and sizes for general guidance only. Please note fixtures, fittings and equipment have not been tested.

