

FREEHOLD FISH & CHIP SHOP

SUFFOLK

REF: CF35957E

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COMPLETION OF A NON-DISCLOSURE FORM WILL BE REQUIRED TO RELEASE FURTHER INFORMATION ON THIS LISTING

CONFIDENTIAL
SALE



For further information or the accounts click to [COMPLETE ONLINE NON-DISCLOSURE FORM](#)

- Extremely Rare Freehold Opportunity
- Currently Trading 18 Hours Per Week
- Scope to Increase Opening Hours
- No Rates (SBRR), Low Water Rates
- Located Between Two Housing Estates
- Ample Free Parking Next to Shop
- Offering Collection/Takeaway/Delivery
- Spacious Ground Floor (c.480 sqft)
- Genuine Retirement Sale
- 5 Star Food Hygiene Rating

FREEHOLD: £215,000 + STOCK AT VALUATION

For the benefit of the freehold, goodwill of the business, fixtures, fittings and 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

INTRODUCTION

A delightful freehold family run traditional fish and chip shop located in Suffolk, which has been established since the early 70's and ran by the current owners since 1999 - some 25 years! This is a genuine retirement sale and presents a rare opportunity to acquire this well regarded fish and chip shop.

This is a confidential sale at our clients request - therefore we kindly ask that you complete a short online non-disclosure form for their review before we can release further information on the business, which includes the exact location.

THE BUSINESS

Located in a densely populated residential area in a busy parade of shops, this family run business is well regarded and just outside of the local town centre.

Serving delicious fish and chips, burgers, pies, sausages, chicken nuggets, various other popular dishes and the expected sundries, there is also a good selection of ice cold drinks on offer. Customers can enjoy the convenience of collection/takeaway or delivery, and there is also the option to order online via Just Eat/Foodhub or by telephone. They also cater for children's parties, weddings and events adding further income streams to the business - this is something that could possibly be expanded on by a new owner.

With a 5 Star food hygiene rating and ample free parking next to the business, it is easy to see why it is popular with customers and has endured the test of time.

As the owners are approaching retirement, the decision was made to only open for 18 hours per week to suit the vendors lifestyle. The opening hours could be increased for a new owner to further maximise turnover and there is little limit to the hours that could be traded.

PREMISES

The premises was purpose built as a fish and chip shop and was purchased from the local council some 25 years ago.

The main fish and chip shop features a 3 pan Blackburn range (economical) with serving counter, 2 microwaves, Casio till, large drinks refrigerator and freezer. The tiled flooring leads to partly PVC style wall coverings with complementary tiling and paintwork. There is completely enclosed ducting and fan extraction, a wall mounted insect zapper and a small sink with water heater.

Moving onto the preparation area, you will find 2 large fridge freezers, double sided stainless steel sink and drainer, water heater, chipper, 2 potato rumpers, extra large potato bin and 3 small ones, preparation counter, filleting board and various utensils. This leads through to a lobby/cloakroom.

There is a separate w.c with hand-wash basin and water heater.

Externally you will find an external storage room of good size for potato storage, 2 further large freezers and shelving.



Energy performance certificate (EPC)

	Energy rating B	Valid until: 14 February 2034
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Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	44 square metres

Rules on letting this property

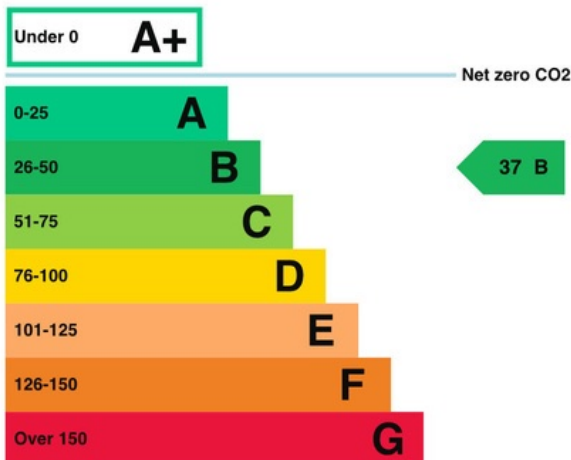
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



ADDITIONAL INFORMATION

REFERENCE NUMBER

CF35957E.

OPENING HOURS

Tuesday to Thursday and Saturday, 4:30pm to 7:00pm. Friday 4:30pm to 8:00pm. Closed on Sunday and Monday.

TENURE

Freehold.

RATES PAYABLE

Nil. We are advised that the business benefits from Small Business Rate Relief.

Water and sewage rates £700 per annum.

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.

STAFF

5 part-time staff comprising the vendor, 2 family members, a delivery driver and prep. person.

ENERGY PERFORMANCE CERTIFICATE

Where applicable the Energy Performance Certificate is available on request.

PRICE

£215,000 + Stock at Valuation (current estimate £1,000).

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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.