

2 (Chipmunks) Monkton Street Ryde, PO33 1JN

£340,000



This is the perfect investment opportunity!! Chipmunks award winning fish and chip shop has been a chip shop since 1957 and has been trading since 1998, popular with the locals of Ryde. The shop is within walking distance to Ryde's sandy beaches, town centre and ferry links to Portsmouth. The shop is being sold with a 3 bedroom family apartment located above the shop. The property consists of a takeaway customer waiting area, Washing up area, preparation room, basement. Upstairs consists of a spacious living room, kitchen/diner & laundry room then leading up to the next floor you have two double bedrooms & bathroom and on the top floor there is a double bedroom. Outside offers a small garden space. The business has been trading for many years and is a very profitable one, in which the shop is still trading. Other benefits of the property includes gas central heating & double glazing throughout. This is a great investment opportunity!!

COMMERCIAL & RESIDENTIAL

3 BEDROOM APARTMENT ABOVE SHOP

CLOSE TO TOWN CENTRE & BEACH

PROFITABLE FISH & CHIP SHOP

PERFECT BUSINESS OPPORTUNITY

DOUBLE GLAZING & GAS CENTRAL HEATING

ROOMS

Entrance Hall

Kitchen/waiting room 32' 6" x 15' 9" (9.90m x 4.80m)

Washing up room 8' 2" x 7' 2" (2.49m x 2.18m)

Preparation room 13' 8" x 10' 9" (4.16m x 3.27m)

Landing

Living room 15' 3" x 17' 7" (4.64m x 5.36m)
 Double glazed bay window to front aspect. Fireplace.
 Radiator.

Kitchen 17' 9" x 11' 8" (5.41m x 3.55m)
 Laminate flooring. Double glazed window to rear aspect. Fitted-kitchen with matching wall base units. Double gas hob & electric oven. Room for white goods.

Utility room 8' 5" x 5' 6" (2.56m x 1.68m)

Bedroom 1 10' 4" x 12' 1" (3.15m x 3.68m)
 Carpet flooring. Double glazed window to front aspect. Radiator.

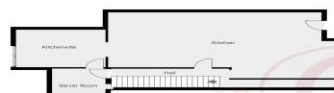
Bedroom 2 14' 11" x 11' 1" (4.54m x 3.38m)

Project 13
 TOTAL AREA: 2400.53 sq ft - LIVING AREA: 1919.66 sq ft - FLOORS: 6 - ROOMS: 15



▼ **Ground Floor**

TOTAL AREA: 920.06 sq ft - LIVING AREA: 786.50 sq ft - ROOMS: 4



▼ **1st Floor**

TOTAL AREA: 568.53 sq ft - LIVING AREA: 568.53 sq ft - ROOMS: 4



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. RED SQUIRREL DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS. 0 10 20 30 1:100 Page 1/2

Carpet flooring. Double glazed window to rear aspect. Radiator.

Bathroom 6' 6" x 7' 5" (1.98m x 2.26m)
 Tiled flooring. Fitted-bath with over head shower. Sink & WC. Double glazed window to side aspect.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	54	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



