



RETIREMENT SALE - A long established and highly successful Fish & Chip Shop Business for sale in a prime central Hexham location. The business maintains very healthy turnover and profit margins and should appeal to a variety of potential buyers who wish to run either an owner run business or managed operation. The sale includes all fixtures and fittings and current stock. The owners can also provide assistance during a handover period.

- **Highly Successful Business**
- **Excellent Turnover & Profit**
- **Premises in Good Order**
- **Equipment & Stock Included**
- **Prime Town-Centre Location**
- **Retirement Sale**
- **Handover Period Provided**
- **Negotiable Lease Available**

Details

This highly regarded and long-standing business has been successfully run by the current owners since 1982, having been bought from the founding owners who established in 1939. The business shows extremely stable profit and loss figures and an extremely healthy profit margin. There is no advertising outlay due to the high level of loyal and regular customers derived from the local residents and businesses, as well as the high volume of footfall and passing traffic due to the close proximity to popular tourist attractions, regular markets and high street shopping.

Due to the confidentiality of the sale and before any further information is provided, a non-disclosure agreement would need to be signed.



Location

Busy prime trading location within historic central Hexham, Northumberland. Overlooking the 'Shambles', Hexham Abbey and Old Gaol it enjoys excellent footfall from both locals and tourists. Regular market and event days also ensure this is regularly busy with pedestrian traffic

Stock & Equipment Included

Approximately £2000 worth of food stock. The range of equipment includes a 3-pan Preston & Thomas fryer, Large peeler, Chipper, Cooler, Filter machine, Dishwasher, Hob, Hot water dispenser, Fridge freezer, Two Freezers, Counter & Till, Service lift and Emergency fire shutter. Menu board and Cafe Tables & Chairs.

Expansion Potential

There is no advertising outlay due to the length of establishment, high level of loyal and regular customers derived from the local residents and businesses, as well as the high volume of footfall and passing traffic due to the close proximity to popular tourist attractions, regular markets and high street shopping.

Current Trading Hours

Mon - Sat 11:00 AM - 8:00 PM

A&G Land & Property Agents.

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Support & Training

The owners are happy to assist with a handover period.

Premises Details

Shop premises are in good condition throughout, occupying a busy highly desirable town centre location with excellent foot fall.

Rateable Value - £9,200 per annum (Small business rate relief is currently applicable)

Services – Mains gas, Mains water & drainage, Mains electric.

Years Established

The business was first established by the first owners in 1939. The current owners took over the business in 1982.

Reason For Sale

Retirement.

Main Building

The main building may be available by separate negotiation and consists of the main shop which includes the main retail area and a basement level. In addition there are three studio flats overhead which are all currently tenanted.

Disclaimer

These Particulars are intended only to give a fair description of the business and property and do not form the basis of a contract or any part thereof. These descriptions and all the detailed information are believed to be correct, but its accuracy is in no way guaranteed and have been supplied by the vendor and accepted by A&G in good faith.