



INVESTMENT OPPORTUNITY - A long established and highly successful Fish & Chip Shop Business for sale in a prime central Hexham location, including the shop premises with three tenanted flats above. The business maintains very healthy turnover and profit margin and should appeal to a variety of potential buyers. The sale includes all fixtures and fittings and current stock. The owners can also provide assistance during a handover period.

- **INVESTMENT OPPORTUNITY**
- **Excellent Turnover & Profit**
- **Equipment & Stock Included**
- **Business with Premises & Flats**
- **Retirement Sale**
- **Handover Period Provided**

Business 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 consistent accounts 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.

The Building

The freehold building consists of the shop premises which is over two floors and includes the main retail area, back preparation area and a basement level with toilets. In addition there are three studio flats above the shop, with independent access. All are currently tenanted.

Premises Details

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

Rateable Value - £8,400 per annum (Small business rate relief is currently applicable)

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

Total Area 60.78 sq/m (654 sq/ft)

Flat One

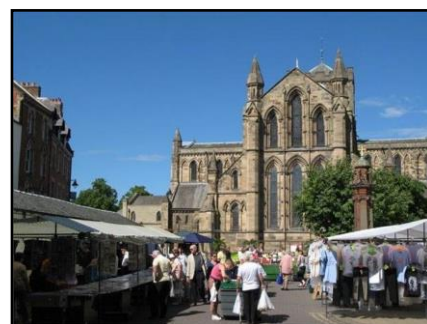
Comprises of a living/dining room, kitchen, one bedroom and a bathroom.

The rent is currently charged at £395pcm.

Total Area 36 sq/m.

Council Tax band A.

EPC D rating.



A&G Land & Property Agents.

Anderson House, Crispin Court, Newbiggin Lane,
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Flat Two

Comprises of a living/dining room, kitchen, one bedroom and a bathroom.

The rent is currently charged at £435pcm.

Total Area 38 sq/m.

Council Tax band A.

EPC C rating.



Flat Three

This is a studio bed-sit with a bathroom.

The rent is currently charged at £350pcm.

Total Area 22 sq/m.

Council Tax band A.

EPC C rating.



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

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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

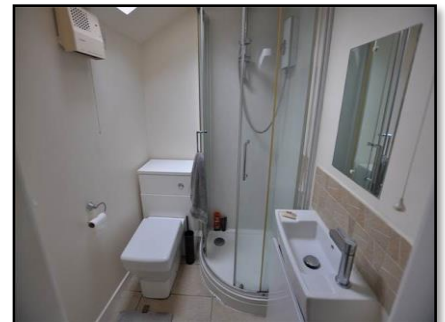
Retirement.

Support & Training

The owners are happy to assist with a handover period.

Disclaimer

These Particulars are intended only to give a fair description of the business 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. These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



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