



Louis's Fish & Chip Shop

Ref: 6811086

6 Bay Street, Port Glasgow, PA14 5ED

Leasehold: Offers Over £450,000, Annual Rent: £8,000

Turnover - £614,042 Y/E 31.03.2022

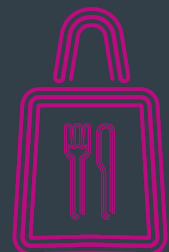
EBITDA - £222,550 Y/E 31.03.2022

Fantastic Central Town Position

6 Day Week Trading

Christie Finance Available, Subject to Status

Energy Rating D



The building is situated on a Victorian stone build tenement style parade of other commercial units, with the two upper floors residential dwellings. The building has a slate tiled pitched roof.

Situated on the ground floor there is a large window allowing natural light into the unit with the entrance door to the right. There is modern signage above the door and window of the unit.

The outdoor pavement has recently been upgraded to modern block paving, double width to the roadway. The unit is located on the main thoroughfare of the town centre with an abundance of parking options nearby.



Location

Port Glasgow is located on the south bank of the River Clyde in the Inverclyde Council area of Scotland. It is approximately four miles west of Greenock and 23 miles west from Glasgow City Centre.

The town was famous for its historical ship building, fishing and sea trade but is now a bustling town which has attracted external investment with the arrival of retail parks and extended growth in the private residential sector, evident over the past few years.

There are great public transport links to surrounding towns such as Greenock and Gourock and, with the M8 situated under a mile away, there are also great links to Glasgow, Edinburgh and the South.

Fixtures & Fittings

We have been advised that all equipment within the shop is owned outright and part of the sale.

Trading Hours

Monday to Saturday
11.30am to 9.00pm

Internal Details

There is a modern five pan Florigi range and cash till to the left of the unit as you enter, along with various other items for sale on slat wall and shelving to the rear of the store. The store has overhead LED lighting and a newly installed Terrazzo floor throughout the whole unit.

The preparation area is to the rear including a chipper, prep counters and sink etc, together with a WC.

GIA - 45m² or 484sq.ft.



The Opportunity

The owner has diligently run the business for many years and has built up a fantastic reputation in the area for good quality hot food. He has decided to sell to concentrate on his other business interests, leaving an opportunity for someone new to take over and move the business forward. The unit gives any new owner a fantastic opportunity to grow the turnover and ultimately the net profit. There are potential additions to the business which could be introduced to help increase the turnover and ultimately the net profit. They are as follows;

- The unit is open for trade six days per week presently so there is the opportunity of a further day's trade.
- The shop does not have a home delivery service and the owner does not accept card payments of any type, so the introduction of card payment system will immediately help increase turnover.
- Louis's is famous for its traditional fish and chips trade. The introduction of other hot food items to the loyal customer base such as fresh homemade pizzas etc could increase the footfall.
- There is a fantastic opportunity for a new operator to increase the already healthy turnover and maximise the potential net profit potential in the business.

Staff

The business is currently run by the current owner plus a mixture of part-time and full-time staff.

Transfer of Undertakings (Protection of Employment) Regulations (TUPE) will apply to any remaining staff. Full details will be available upon request.

Trading Information

Accounting information will be made available to interested parties after a formal viewing has taken place.

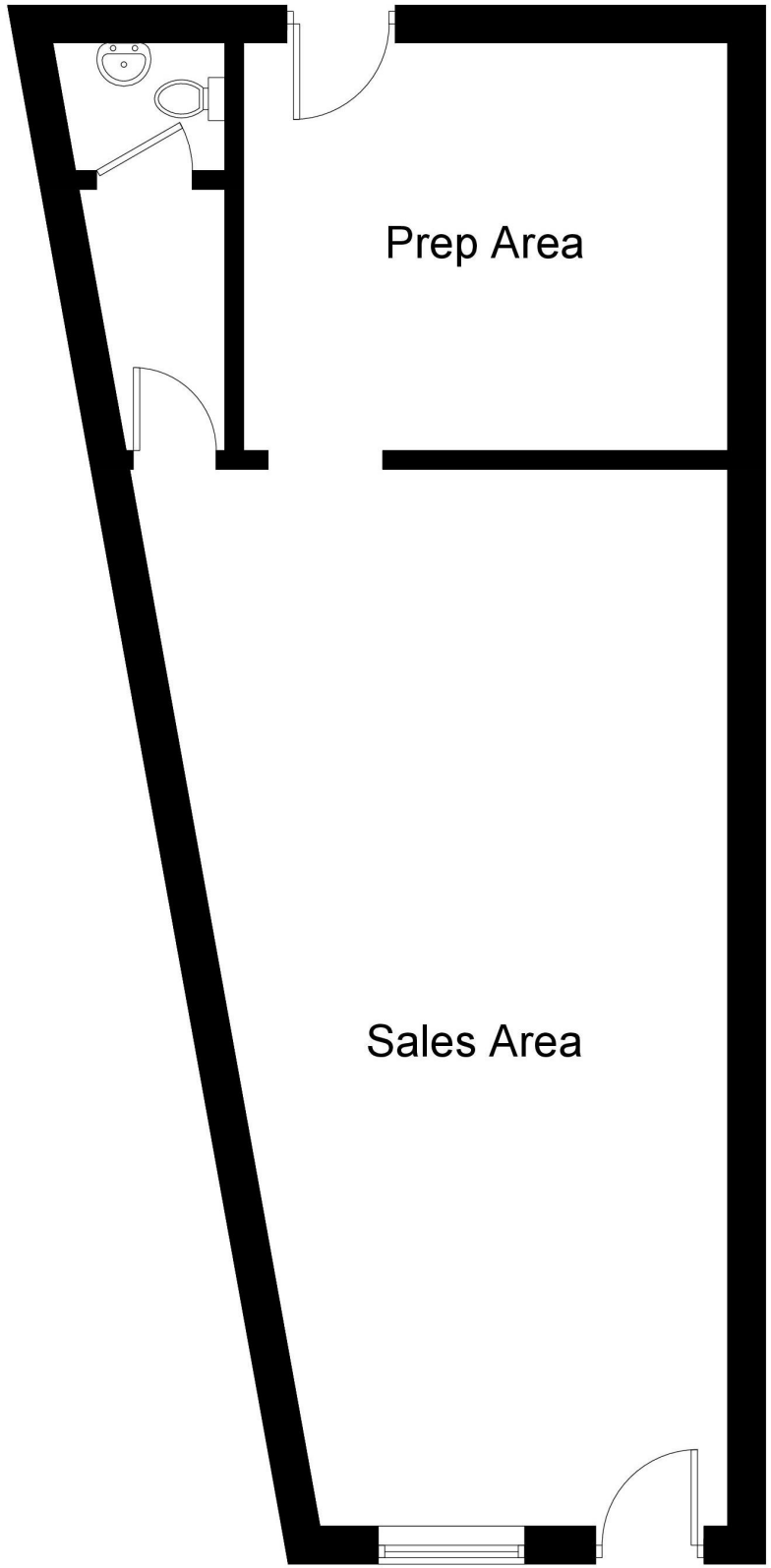


Tenure

Leasehold - offers over £450,000 invited, with an annual rent of £8,000. Stock at valuation in addition.

Business Rates

The current Rateable Value is £4,000 (April 2023) and therefore qualifies for 100% relief via The Small Business Bonus Scheme. This is subject to status and all interested parties are advised to check with the relevant Local Authority.



Prep Area

Sales Area

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Glasgow



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189