



GR Fish & Chips

Ref: 5417032

131 Newbridge Road, Hull, HU9 2LP

Leasehold: £85,000, Annual Rent: £14,400

Busy leasehold fish & chip shop

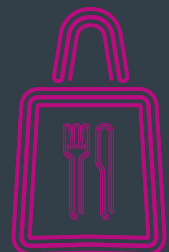
Advised weekly turnover circa £5,000

Well fitted with modern units

Densely populated area with high footfall

Licensed to sell alcohol

Spacious 3 bed accommodation above. Energy Rating E



GR Fish & Chip shop is extremely well fitted and presented to a very high standard throughout.

This business is heavily relied upon by the local community and further benefits from an alcohol licence.



Location

This popular fish & chip shop occupies a prominent position on busy road in the Southcoates region of Hull ensuring a high amount of footfall and passing traffic. This site also benefits from being situated within a densely populated area.

Internal Details

The shop is equipped with high quality of fixtures and fittings including and a large four pan island range with serve over display unit above and the main sales counter to the side. On the back wall is the cash register, two drinks fridges and a kebab roasting machine.

Inner prep area with stainless steel benches incorporating a five-ring gas hob unit, double drainer stainless steel industrial sink, additional hand wash sink, coca cola fridge as well as a stainless-steel fridge and freezer.

Access is gained to a further outside storage and prep room and staff toilets.

External Details

Externally, the property benefits from on street customer parking right outside. The shop itself has a large, glazed window with prominent trading signage overhead.

The Opportunity

Our client is reluctantly selling and plans to dedicate more time to other business interests closer to home. This gives a new operator a chance to acquire a high turnover business, with advised weekly sales of circa £5,000, producing good profit levels. The shop is well fitted internally & externally and requires no further investment.

The business would be ideal as either part of a multiple operator's portfolio, or for a single "hands on" operator looking to develop the business further whilst taking advantage of the high levels of current turnover.





Trading Information

Trading information provided by our client show advised weekly sales in the region of £5,000 per week. Full trading information will be provided upon request to seriously interested parties.

Trading Hours

Monday to Saturday: 11 am - 2pm & 4pm - 10pm
Sunday: 4pm - 9:30pm

Staff

Our clients run the business with the assistance of two part time staff members who work in the shop, one full-time driver and one part-time driver.

Owner's Accommodation

The accommodation can be accessed via the rear courtyard leading to a private entrance door with a downstairs living room, separate dining area, kitchen, office and WC.

To the first floor are three good sized bedrooms and a modern bathroom. The outbuilding is currently used for storage purposes and the courtyard is accessible via a gate which leads to a small road where there is parking.

Tenure

Leasehold. The business is offered by way of a lease with 7 years remaining with an annual rent of £14,400 per annum and includes the three-bedroom accommodation.





Fixtures & Fittings

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

Business Rates

The current owner has advised that he benefits from small business relief, rates is 100% exempt. Purchasers however should make their own enquiries with the relevant local authority.

Regulatory

Premises licence.

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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Nottingham



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.



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