

For
Sale

The **CHIP PAN**
Tel: 01942 720802

CHIP PAN
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open

Chip Pan
Please Place Your
Litter in the
Bin Provided

Chip Pan

70 Station Road, Garswood WN4 0SD

Fish & Chip shop business & freehold premises

PARKINSON
REAL ESTATE ●●●●

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Key Highlights

- Well known, fully fitted and operational Fish & Chip shop take-away business
- Freehold premises
- Offering a turnkey business opportunity with a prominent position in the village & no direct competition
- Opportunity to increase takings by increasing opening hours
- Retirement sale



Location

The business and premises are located within a residential locality with the village of Garswood. Garswood is quite spread out over a wide area without a defined village centre as such. The subject fronts one of the roads that represents a thoroughfare through Garswood. The village is densely populated and attracts high levels of passing of regular local and passing trade.

Having been in present ownership since 1991, this well known and highly renowned business has established a truly enviable reputation within the locality for offering the finest fresh cuisine served from immaculately clean premises, with a warm, friendly service. The business subsequently boasts an extensive and loyal customer base with excellent reviews and regular recommendations

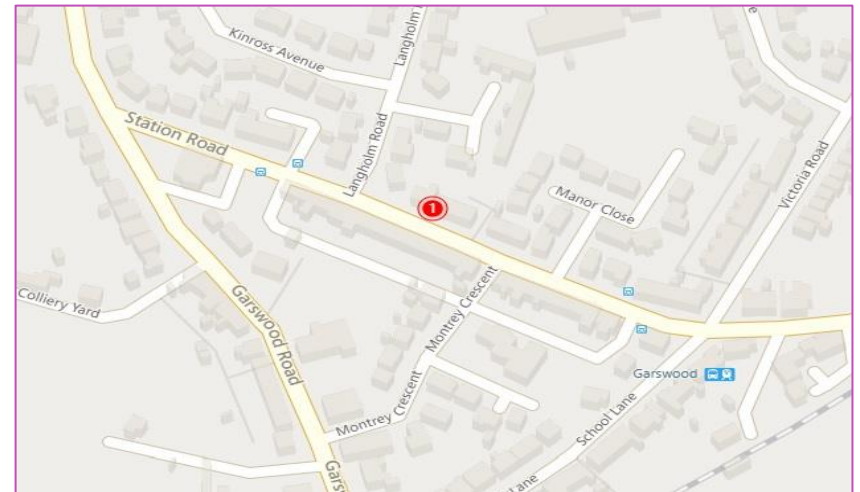


Description

The opportunity is a fish and chip shop take away business within freehold premises. The premises comprise a regular shaped plot upon which are two buildings. The building to the front is single storey and provides the shop along with small prep area whilst to the rear is a second single storey building used for storage, preparation and staff WCs in association with the business.

The shop element is fully fitted as one would expect from an operational fish and chip shop with a 3 pan Hopkins range. In addition to the range are various modern items associated with the functioning of the business including:

- Stainless steel work areas
- Potato rumbler
- Chipper
- Bain Marie
- Oil purifier
- Pudding steamer
- Blizzard fish fridge
- Domestic fridges and freezers
- Wash down area etc.





Accommodation

	SQM	SQFT
Retail Sales Area	19.00	205
Prep Area 1	8.37	90
Prep Area 2	10.51	113
Store Building – Prep Room	8.31	89
TOTAL	46.19	497



Business Rates

The property has the following listing on the Valuation Office Agency Website on 1st April 2023

	Rateable Value
Chip Shop & Premises	£2,500



Services

We understand the site benefits connection to mains services to include mains electric, water and drainage.



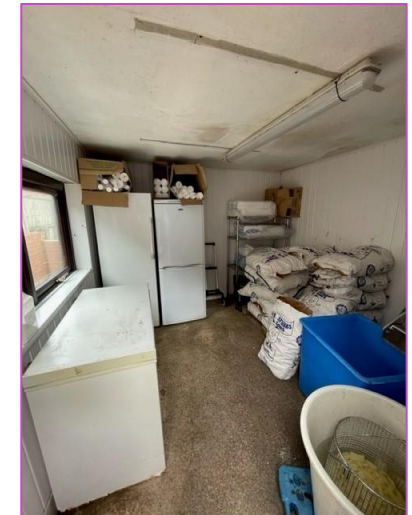
Tenure

We understand the property to be held by way of freehold title MS449669.



EPC

The property has an Energy Performance Rating of D-85. A copy of the certificate can be made available upon request.





Business

We have not had sight of accounts associated with the business however we are informed that current takings are circa £150,000 per annum obtained from 9 limited openings and therefore offering significant scope to increase turnover.



Opportunity

The property and goodwill of the business, along with all fixtures and fittings are offered for sale at a price of £127,500.



VAT

All prices quoted are exclusive of Value Added Taxation. VAT may be payable at the prevailing rate. Your legal advisor should verify.



Further Information

Further information can be obtained from the agents.

Anti Money Laundering – in order to discharge legal obligations including those applicable under Anti Money Laundering Regulations, the owner's agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

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Subject to contract.

Ref: AG0697 July 2023

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ENQUIRIES AND VIEWINGS STRICTLY BY
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