

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Estate Agents, Valuers and Auctioneers
Gwerthwyr Tai ac Arwerthwyr

3/5 Russell Road, Rhyl, LL18 3BS
Telephone: 01745 351111 & 334467
Email: info@jonesandredfearn.com Website: www.jonesandredfearn.com
The Property Ombudsman Registration Number - N00766-0

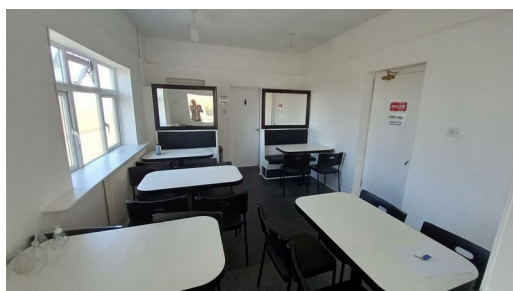
REDUCED



2 Sydenham Avenue, Rhyl, Denbighshire LL18 1NS

An opportunity to acquire an established Fish and Chip Shop in a prominent location close to residential area and The Promenade in a resort town with living accommodation above.

The business has a proven turnover and provides Takeaway service along with inside dining for 40 covers. The business is currently open just for the summer season so there is potential for further growth. Fully equipped Kitchen and Preparation area, customer and staff toilets and two store rooms. The First Floor Flat briefly affords: Lounge, Fitted Kitchen, Shower Room, 2 Bedrooms and Loft Room which has potential to be used as a 3rd Bedroom.



Offers Around £200,000

Hungry Tum, 2 Sydenham Avenue, Rhyl, Denbighshire, LL18 1NS

GROUND FLOOR

Twin doors to

Entrance Lobby

Tiled floor, doorway to

Reception/Waiting Area

Laminate flooring and part tiled walls.

Servery Area

13'6 x 10'10 (4.11m x 3.30m)

Stainless steel counter with shelving, five pot bin marie, five pan chip frying range with heated shelves over. Laminate flooring, power points, fluorescent strip lights and tiled walls. uPVC double glazed window to the front.

Front Left Hand Cafe Area

12'10 x 11'6 (3.91m x 3.51m)

Radiator, laminate flooring, seating and chairs providing 20 covers. Power points, uPVC double glazed window and door to the exterior. Doorway to

Rear Left Hand Cafe Area

14'10 x 11' (4.52m x 3.35m)

Radiator, power points, laminate flooring and uPVC double glazed window. Seating and chairs providing 20 covers.

Female Toilet Off

Low flush WC, wash hand basin and uPVC double glazed window.

Male Toilet

Wash hand basin, low flush WC and uPVC double glazed window.

Inner Hall

Providing storage, power points and has access to

Kitchen

9'6 x 11'6 (2.90m x 3.51m)

Stainless steel sink with adjacent drainer, stainless steel work surfaces, Sharp microwave oven and Kenwood microwave oven. Three ring gas cooker, wash hand basin, tiled walls, power points and fluorescent strip light. Door to

Rear Preparation Room

11'9 x 8' (3.58m x 2.44m)

Stainless steel work surface, power points, tiled floor, chip bath and electric chipper. uPVC double glazed window and door to the exterior.

Door to

Rear Lobby

Staff Toilet

Low flush WC, Wash hand basin, tiled floor and uPVC double glazed window.

Rear Right Hand Store Room

11'3 x 11'6 (3.43m x 3.51m)

Power points, fluorescent strip light and tiled floor. Doorway to

Exterior

Rear Left Hand Store Room

11'4 x 6'2 (3.45m x 1.88m)

uPVC double glazed window and door to the exterior.

FLAT

Door from Main Chip Shop and Central Hall to

Entrance Hall

Radiator. Steps up to



FIRST FLOOR HALF LANDING

Carpet

Landing

Carpet

Lounge

14'(into bay window) x 15'8 (4.27m(into bay window) x 4.78m)

Radiators, power points, laminate flooring and uPVC double glazed window to the front and part glazed door to the Hall

Fitted Kitchen

6'9 x 8'10 (2.06m x 2.69m)

Fitted out with a range of white faced base and wall mounted units complimented by formica topped work surfaces. Inset stainless steel sink unit with mixer tap and single drainer. Inset Lamona ceramic hob with filter hood over and electric oven and grill below. Radiator, power points, tiled splash backs and laminate flooring. uPVC double glazed window. Wall mounted Worcester combination gas fired central heating boiler. Part glazed door to Hall.

Shower Room

Fitted out with a three piece suite comprising of tiled shower area with chrome effect shower control unit and glazed splash screens. Glass wash hand basin with glass shelf and close couple WC. Ladder style chrome effect towel radiator, tiled walls, tiled floor and uPVC double glazed window. Part glazed door to Landing.

Bedroom 1

15' x 11' (4.57m x 3.35m)

Radiator, laminate flooring, power points and uPVC double glazed window gives aspect towards the Promenade and out to sea. Part glazed door to Hall.

Bedroom 2

15'(into bay window) x 11'9(maximum measurement) (4.57m(into bay window) x 3.58m(maximum measurement)

Hanging rails to alcoves, radiator, power points, laminate flooring and uPVC double glazed window with aspect out towards The Promenade and the Sea front.

Fixed staircase from Landing to

Loft Room

15' x 15'10 (4.57m x 4.83m)

Radiator, power points, sloping ceilings and uPVC double glazed window gives aspect out to the sea front. Potential third bedroom.

Exterior

Rear concreted yard and timber personnel gate to left hand enclosed area with personnel gate access off entry way running off Sydenham Avenue. Forecourt to the front.

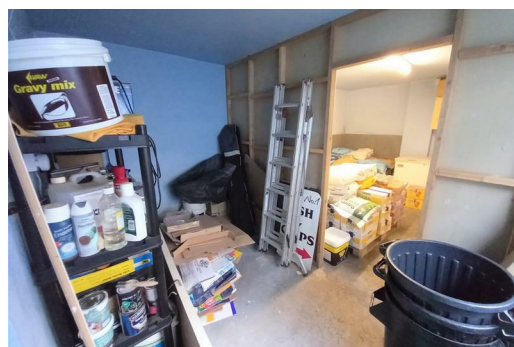
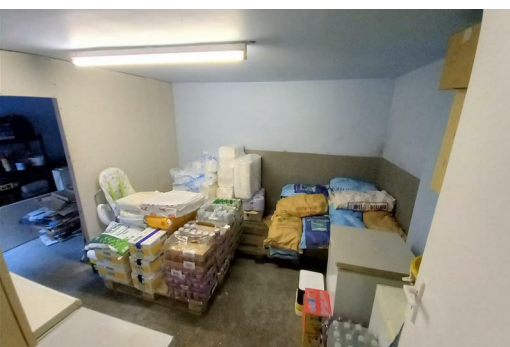
Directions

Proceed down High Street turning right at the traffic lights onto Kinmel Street, proceed down bearing right at the end onto Elwy Street. Turn left at the lights onto Wellington Road, proceed along and take the 8th turning on the right into Sydenham Avenue, proceed down and The Hungry Tum will be found on the right hand side just before the Promenade.

Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 13th September 2022
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. A CEPC is available on request.





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapbox ©2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Nicholas Redfean
 Non Practising Consultant - David K. Jones BSc(Hons) FRICS Registered Valuer
 Practice Manager- Louise Bullock

