



## 3 Liverton Fisheries

Liverton Mines, TS13 4QU

**£255,000**



A fabulous opportunity for the right person(s) to purchase this Fish and Chip Takeaway with a beautifully presented three bedroom property attached. Currently still trading, and has been a successful business for many many years with an exceptionally high reputation for quality and cleanliness. Business and property being sold due to retirement.



This property benefits from an access to the shop from the front aspect with frying area, preparation room, and two storage rooms, access to the residential premises from the waiting area. The residence benefits from three bedrooms, a large family bathroom, spacious lounge with log burning stove, French doors to the rear garden, the kitchen is a well proportioned family kitchen with island worktop.

Tenure Details: Freehold.

Council - Redcar & Cleveland Borough Council

Council Tax Band: Band- Business Rates (Currently qualifies for zero business rates)

EPC Rating: Awaiting Certificate

**Commercial Area**

Property currently opens only 15.5 hours per week, so there is much scope for a significant increase in revenue if opening hours were to be increased! The shop and the residence are on one freehold title, The commercial property will be sold with the following: 3 x pan Nutall Range, 1 x double ba marie, drinks fridge, Bitterling filter system, 1 x fish fridge, 2 x large freezers, defrosting cabinet, potato rumbler, chipper, 2 x microwaves and a fridge/freezer.

**Shop Front 15'0" x 13'9" (4.59m x 4.21m)**

Doorway from the front street, window to the front aspect, stainless steel counter, fryers to the rear with fridge and microwave.

**Rear Preparation Room 15'8" x 5'11" (4.78m x 1.81m)**

Counter tops and sealed flooring, clad walls for easy cleaning and electricity plus lighting.

**Store Room 1 13'9" x 6'8" (4.21m x 2.05m)**

Sealed flooring with tiled walls, window to the front aspect. Range of freezers, fridges and preparation area.

**Store Room 2 15'5" x 12'9" (4.71m x 3.91m)**

Tiled floor, with lighting/electricity, currently used as a storage/preparation area. Window to the rear aspect, and double glazed door providing access to the rear patio and garden.

**Residential dwelling**

The property is situated behind and to the side, as well as above the commercial element of the whole dwelling. The house is accessed via the shop front, taking you to a large hallway, with access to all ground floor rooms and the staircase to the first floor.

**Hallway 11'0" x 9'11" (3.37m x 3.04m)**

An L-shaped hallway with access to all ground floor rooms, staircase leading to the first floor. Wood effect flooring and radiator.

**Bedroom One 20'2" x 11'5" (6.15m x 3.49m)**

A spacious double bedroom with a range of fitted wardrobes with downlights and drawers, uPVC window to the front aspect and double radiator, wood effect laminated flooring.

**Bathroom 11'4" x 6'9" incas. 9'3" (3.47m x 2.06m incas. 2.84m)**

A spacious family bathroom with white bath suite, separate double walk in shower enclosure with mixer shower, shower fitting to the bath with tiled floors, clad walls/ceiling with downlights and extractor, vanity unit to the basin finished with gloss white doors, chrome heated towel radiator.

**Kitchen 16'4" x 10'8" (4.98m x 3.27m)**

A large family kitchen with tile effect vinyl flooring, a large range of wall and base units finished with cream shaker style doors and drawer fronts, the island offers storage with a seating area to the rear of it, black marble effect worktops with tiled splashbacks, a gas double range oven with five ring gas hob and black double overhead hood, integrated dishwasher and wine chiller, stainless steel one and half bowl sink/drainer with chrome mixer tap, uPVC window to the rear aspect and double radiator with downlights to the ceiling.

**Lounge 21'2" x 11'2" (6.47m x 3.42m)**

A fabulously proportioned lounge, which benefits from a light and airy feel due to the levels of natural light generated from the French doors and window, wood effect flooring with wood burning stove providing that toasty warm feeling whilst the room also benefits from a double radiator. The French doors open up on to the rear patio and garden area with access to the drive and garage.

**First Floor Hallway**

The landing has carpeted staircase with carpet to the landing area, storage cupboard to the eves.

**Toilet**

White toilet and hand basin with velux window, tiling to the walls.

**Bedroom Two 10'11" x 10'11" (3.34m x 3.34m)**

Another double bedroom with carpet to the floor, storage to the eves, single radiator and uPVC window to the rear aspect.

**Bedroom Three 12'0" x 10'11" (3.68m x 3.34m)**

The third bedroom is also of a good size with carpet to the floor, double radiator and velux window, also benefiting from storage to the eves.

**Externally**

REAR. Paved with Indian stone, along with a decking area, the rear garden area is tiered and boasts a log store and shed, along with access to the garage, and gate providing access to the back street. The garage is larger than a standard single garage with electric roller shutter door, electricity and lighting.

**Disclaimer**

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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