



A UNIQUE OPPORTUNITY TO ACQUIRE A HOME AND SEPARATE BUSINESS WITH POTENTIAL FOR BUILDING ON THE SPACIOUS PLOT TO THE REAR (SUBJECT TO PLANNING PERMISSION/BUILDING REGULATIONS)

We're delighted to bring to market one of Torquay's longest established fish and chips shops, the current owners in their 20th year of ownership. Sadly, due to illness, the owners have had to drastically reduce their trading hours and have made the hard decision to move on. Therefore, they are seeking enthusiastic applicants eager to continue and exploit the full potential of this popular fish and chip Business serving the local community.

The adjoining residential house at 61 Sherwell Valley Road has been extended to enable comfortable living accommodation separate from the Business, comprising Hallway, Kitchen/Diner, Utility, 2 Double Bedrooms, Bedroom 3/Study, Bathroom and a 16' dual aspect Living Room overlooking the park to the front and garden to the rear. Outside, the ample terraced rear garden leads to a 21' x 11' Garage and Parking for several vehicles plus a motorhome. There is also the benefit of an additional area of land at the rear offering further potential for a building plot, subject to the usual permissions.

Located in Sherwell Valley Road, the Business sits within this popular parade of shops, including a Convenience Store, Post Office, and Public House, with a large green park and play area opposite. The shop is close to a local running bus route and there are several schools situated in the local vicinity. Chelston is a favoured residential area with its choice of green spaces and its close proximity to Cockington Country Park. Torquay sea front is only a few minutes' drive away, home to the Historic Torre Abbey and the Blue Flag awarded Torre Abbey Sands beach. Torquay railway station sits adjacent to the sea front and provides rail links to Exeter and London, Paddington.

GREENIES, SHERWELL VALLEY ROAD, CHELSTON, TQ2 6EL

ASKING PRICE £435,000 FREEHOLD

Pincombe's
estate agents

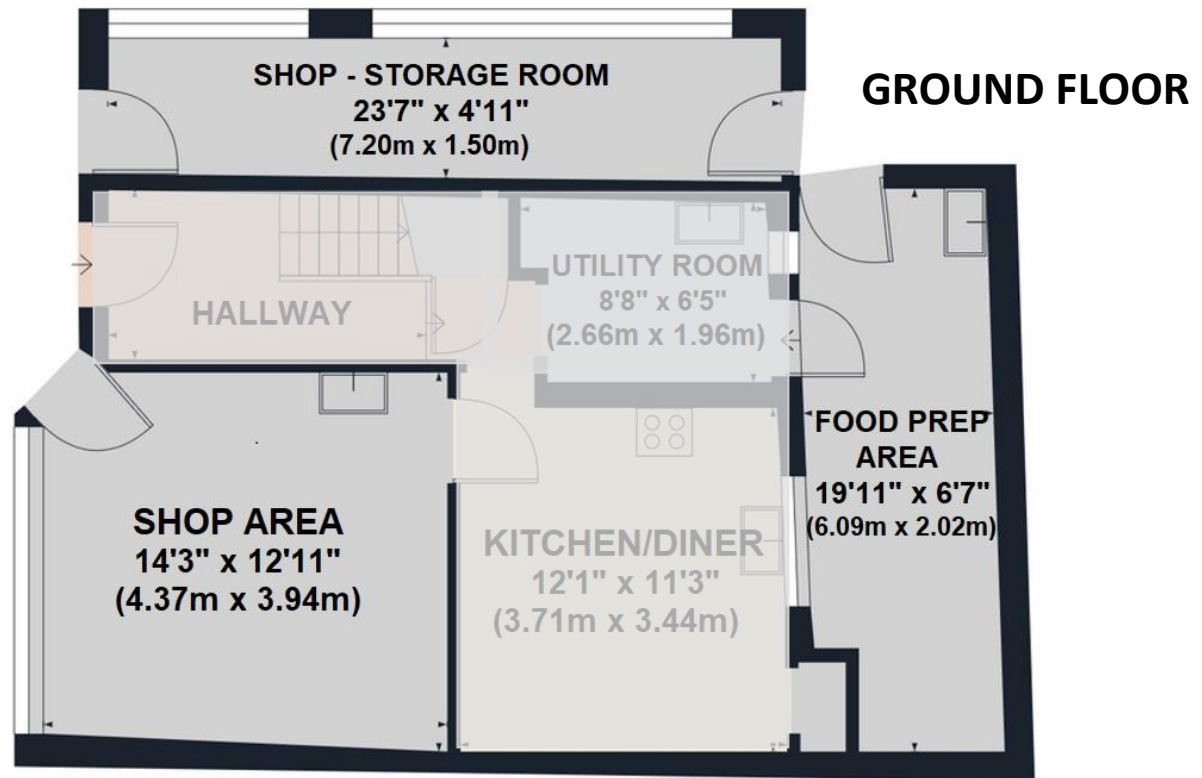
THE BUSINESS - GREENIES FISH & CHIP SHOP

With the advantage of a full refit around 5/6 years ago including a brand-new high efficiency 3 pan Henry Nuttal range and extraction, the Business also benefits from a fixed price energy contract (gas and electricity) with British Gas until Jan 2025. The current owners would also be willing to assist any potential purchasers with training and assistance if desired/where needed.

SHOP 14'3" x 12'11" (4.37m x 3.94m) Outdoor monitor/ordering system at front door. Large glazed frontage and CUSTOMER WAITING AREA. A full inventory of equipment to be left can be provided on request but includes a Henry Nuttal 3 pan range (serviced annually and on a maintenance contract), hot box and underground exhaust extraction (cleaned and monitored from new).

FOOD PREP ROOM 19'11" x 6'7" (6.09m x 2.02m) Stainless steel worksurface incorporating sink, with stainless steel splashback. Worktops. Tiled floor. Power and light. Door to rear garden. A full inventory of equipment to be left can be provided on request.

STORAGE ROOM 23'7" x 4'11" (7.20m x 1.50m) Situated at the side of the building, with door opening to the front/kerbside for deliveries. Wall mounted Gloworm boiler. Range of storage shelving. Chest freezer. High level windows. Door to rear garden.



61 SHERWELL VALLEY ROAD – LIVING
ACCOMMODATION

GROUND FLOOR

UPVC front door with inset leaded light inset into:

HALWAY Stairs rising to first floor accommodation. Radiator. Understairs storage. Inset spotlights.

KITCHEN/DINER 12'1" x 11'3" (3.71m x 3.44m) Worksurfaces with inset stainless steel wash basin and range of wooden storage cupboards beneath. Matching range of eye-level units including a corner display unit. Space for cooker with extractor fan above. Alcove with plumbing and space for dishwasher with shelving over. Space for undercounter fridge. Part tiled walls. Radiator. UPVC double glazed window to rear. Glazed door into the Shop Area.

UTILITY ROOM 8'8" x 6'5" (2.66m x 1.96m) Worksurface with inset stainless steel sink, drainer unit. Plumbing and space for washing machine and space for tumble dryer. Range of wall units providing storage. Part tiled walls. Radiator. UPVC door with obscure glazed panel to Food Prep Room.

FIRST FLOOR

LANDING UPVC obscure glazed window to side.



BATHROOM Suite comprising panelled bath with glazed screen and Mira sport shower. Pedestal wash basin. Low level W.C. Fully tiled walls. Radiator. Built-in cupboard housing the hot water cylinder and immersion heater with shelving over. UPVC obscure glazed window to rear.

BEDROOM 1 11'11" x 11'4" (3.64m x 3.47m) UPVC double glazed window to front with views towards the park. Radiator.

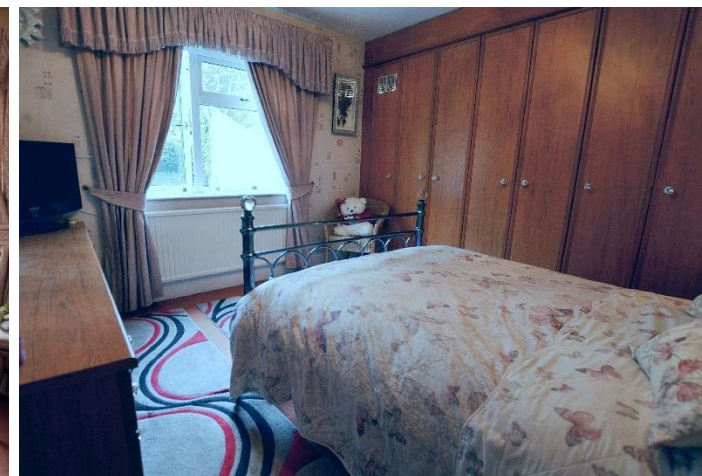
BEDROOM 2 11'4" x 10'3" (3.46m x 3.13m) UPVC double glazed window to rear overlooking the garden. Radiator. Range of wall-to-wall fitted wardrobes.

BEDROOM 3/STUDY 6'10" x 5'5" (2.09m x 1.68m) UPVC double glazed window to front with views towards the park. Radiator.

SECOND FLOOR

HALF LANDING UPVC obscure glazed window to side. Deep under eaves storage cupboard.

LIVING ROOM 16'9" x 14'11" (5.11m x 4.55m) A lovely light dual aspect room, currently arranged as a spacious Living Room, but could be divided to create 2 separate rooms if desired. UPVC picture window to front enjoying views over the surrounding area, towards the park. UPVC picture window to rear with a pleasant outlook over the garden. T.V. aerial point. Large under eaves storage cupboard. 2 x Radiators. Deep recess for storage. Modern wall hung fireplace.



OUTSIDE

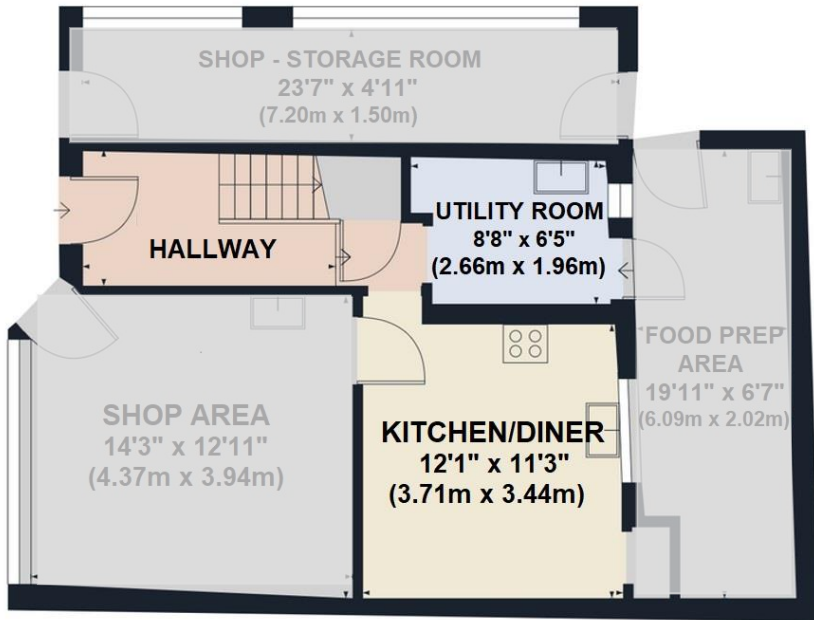
The rear garden is arranged over several, level terraces with central steps, handrail and pathway leading through the garden to the Parking area and Garage. The terraces are designed to offer a variety of outdoor spaces for relaxing and enjoyment, including a paved patio with ornamental pond and surrounding rockeries, astro turf lawned areas, raised borders with shrubs, palm trees and bamboo, seating areas with woodchippings and raised rockeries. Enclosed by a mixture of fencing and hedging, the garden enjoys a good degree of privacy. Ample exterior power and lighting. The top tier of the garden features a large raised decked platform (in need of some repair) enjoying views over the garden and surrounding area, with power and light. **COVERED HOT TUB AREA** comprising of a decked platform with views over the area, external power, and lighting.

GARAGE 21'9" x 11'11" (6.65m x 3.63m) Up-and-over door. Eaves storage space. Power and light. Window. Personal door to garden.

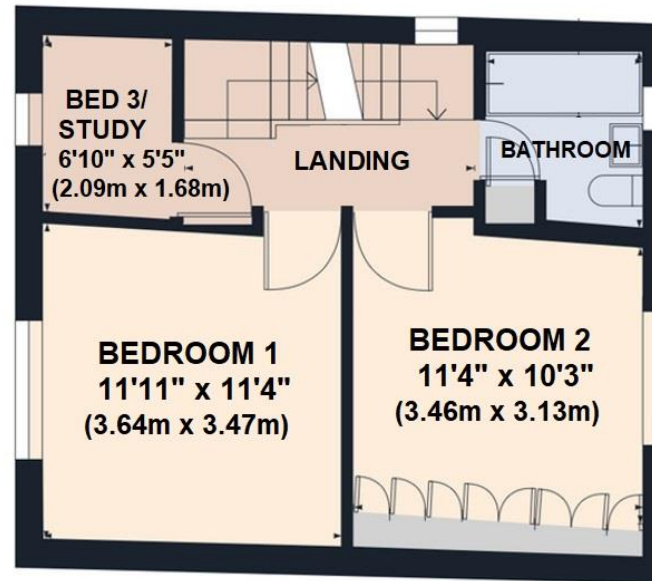
ARCHWAY THROUGH TO: **GRAVELLED PARKING AREA**
With space for several cars, plus a motorhome. Access to Garage and double wooden opening gates with access onto Queensway.

POTENTIAL BUILDING PLOT Adjacent to the parking area is a piece of unused land which could be utilised as a building plot, subject to the usual planning permissions and building regs.

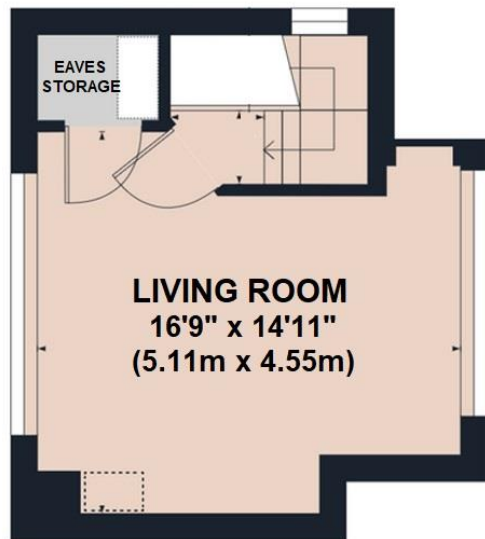




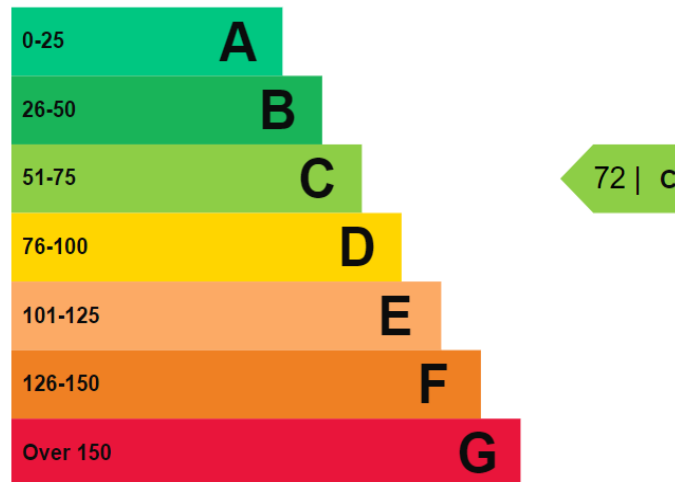
GROUND FLOOR – LIVING ACCOMMODATION



FIRST FLOOR – LIVING ACCOMMODATION



SECOND FLOOR – LIVING ACCOMMODATION



ADDITIONAL INFORMATION

Tenure – Freehold
Council Tax – Band A

Business Rates (2021) - £2,149.00

FOR A FULL INVENTORY OF EQUIPMENT FOR THE BUSINESS AND DETAILS OF TRADING FIGURES, PLEASE CONTACT PINCOMBES