



Haven Fish Cafe Nantucket Avenue, Milford Haven, SA73 2BG

Offers In The Region Of £255,000

Long Established and Successful Fish & Chip Shop

Profitable, Reputable Business, located in the heart of a Residential area with high footfall

freehold property with recently renovated 2 Bedroom First Floor Apartment

***All fixtures and fittings included, ready to go business with scope for further development**

The Haven Fish & Chip Restaurant occupies a prominent position within a relatively high density residential area, generating a significant amount of footfall, a short distance off the centre of the busy port town of Milford Haven and within an area where on street car parking is reasonably plentiful.

The Marina development around the port of Milford Haven has become increasingly popular in recent years and the superb scenery of the renowned Pembrokeshire coastline continues to attract a large number of holiday makers all year round.

Milford Haven itself benefits from an extensive range of facilities and amenities and supports a resident population of approximately 15,000 which increases dramatically during the busy summer months and it also services a wider rural area with a commercial centre that is predominantly made up of local businesses.

DIRECTIONS:

Upon entering Milford Haven on the A4076 from Johnston and reaching the traffic lights, continue straight on. Continue on this road into the centre of Milford Haven. Continue along Great North Road and on to Hamilton Terrace which runs parallel with the estuary. Take the turning immediately right when you see the Haven Hotel on the right. Proceed straight up this road for approximately 500 yards where The Haven Fish Cafe will be seen in front of you as identified via our for sale board.

DESCRIPTION:

Substantial trading premises in a prominent location, comprising takeaway premises, together with a small cafe with space for up to 22 covers. Additional store room that could be a separate letting unit or further cafe or further seating. Spacious owners flat with views towards the Milford Haven waterway. Long and well established business, more particularly described as follows:-

FISH AND CHIP PREMISES:-

Main Serving Area 17'5" x 19'2" (5.31m x 5.84m)

Cafe Area: 17'7" x 13'6" (5.36m x 4.11m)
with 28 covers.

Rear Stock/Preparation Rooms:

Additional Shop Unit: 13'6" x 13' (4.11m x 3.96m)

First Floor Apartment:-

Hallway:

Living Room: 13'11" x 13'1" (4.24m x 3.99m)

Kitchen 14'8" x 9'8" (4.47m x 2.95m)

Bathroom: 9'6" x 6'2" (2.90m x 1.88m)

Bedroom 1: 16'11" x 12'10" (5.16m x 3.91m)

Bedroom 2: 9'5" x 8'1" (2.87m x 2.46m)

Externally:

The property has a large concrete paved yard which provides ample room for parking several vehicles and allows for easy access for stock delivery etc..

SERVICES:

Mains water, electricity, drainage and gas.

Tenure: freehold with vacant possession upon completion.

Local Authority: Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire SA61 1TP. Tel 01437 764 551.

GENERAL REMARKS:

This is an opportunity to acquire a well established takeaway premises in a prominent position within a densely populated part of the busy port town of Milford Haven. The commercial premises provide a traditional fish and chip shop with a seating area off that has in the past, provided covers for up to 28, although in the owner's words 'this was a bit of a squeeze!'

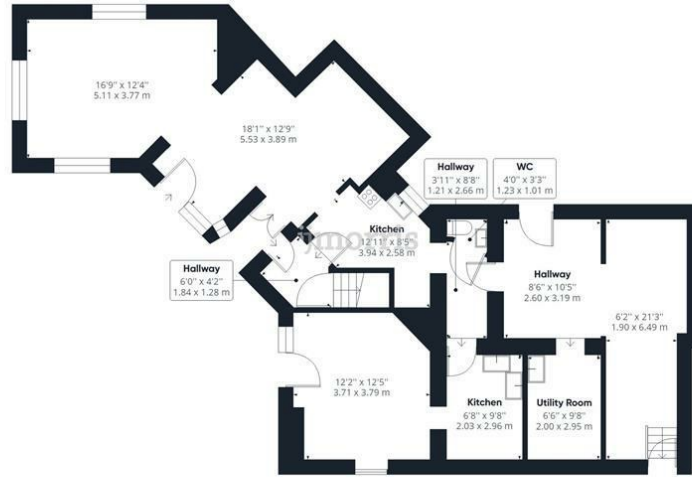
It is more suitable for somewhere between 20-22 covers. There are ample storage and preparation areas with separate access for deliveries and a yard to the rear of the premises that provides private car parking etc.

Part of the current storage area has its own access to the fore, and we feel that this could be let out in its own right or perhaps, developed as an ancillary business to the main premises. The accommodation on the first floor is deceptively spacious and well proportioned, with several rooms having an outlook towards the Marina and is ideally suited as a proprietors flat.

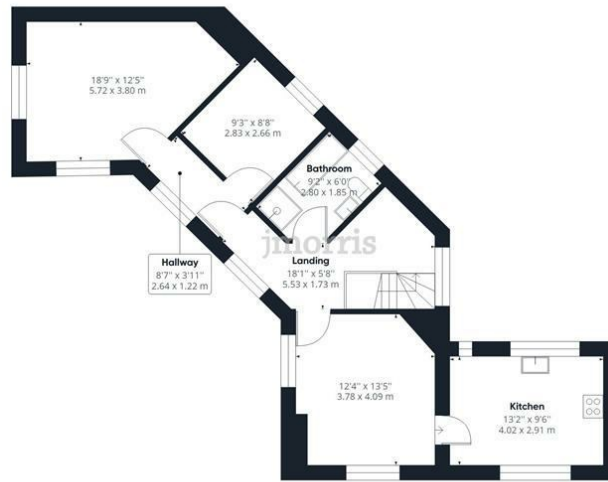
The business has a loyal and local support and has been operating successfully on a reduced hours basis over the last few years. For those looking to acquire a well established business with the potential to expand and generate further income streams and with the benefit of proprietors accommodation, viewing is recommended. The takeaway premises are well equipped with the majority of the fittings as seen at the property will be included in the sale, subject to a detailed inventory being provided. There is also plenty of scope to develop online orders, home delivery and possibly a small cafe etc.

The property is ideally suited for those purchasers looking to set up their own business. Being a long established business, any interested party will have access to accounts, pending viewing and providing evidence of financial status.

Floor Plan



Floor 0



Floor 1

Area Map



Energy Efficiency Graph

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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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