

Freehold Opportunity

£600,000

www.paulhubbardonline.com/commercial



TAYLOR'S FISH & CHIP SHOP

Highly successful and locally renowned Fish and Chip Shop with 3x bedroom cottage, x1 bedroom annex and large garage.

Martham, Norfolk.

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**PAUL
HUBBARD**
COMMERCIAL



INVESTMENT SUMMARY

- 1.** Profitable and successful business run by same owners for the last 23 years.
- 2.** 3 bedroom cottage with beautiful thatched roof, private rear garden and courtyard, 1 bedroom annex and large garage.
- 3.** Fantastic location, just a few miles from a stunning coastline and easily accessible for many holiday parks and other villages nearby.
- 4.** Top of the range equipment all included and ready to go from day one of the new ownership.
- 5.** Situated in peaceful and sought after location of Martham, overlooking a beautiful village green a close to local amenities.



DESCRIPTION



A fantastic opportunity has arisen to purchase a well-established, locally renowned and highly successful Fish and Chip shop in Martham, Norfolk.

Owned by the same couple for over 23 years, the business has been a staple of the local community, as well as being a “go to” spot for tourists who occupy the many holiday parks and holiday lets in the surrounding area.

The property includes:

The Fish and Chip Shop - A large retail serving area at the front of the property with a spacious preparation area to the rear, including all top of the range equipment needed to run a successful business.

The Cottage - Alongside the shop is a beautiful thatched roof cottage with lots of character, including 3 bedrooms, 2 reception rooms, 2 separate WCs and a downstairs bathroom.

The Annex - Connecting to the kitchen of the main cottage is a 1 bedroom self-contained annex, which includes a large kitchen/living area, bedroom, shower room and WC. This can be used completely separately as it has its own meters, or can be used as an extension to the main house.

The Garage - To the rear of the property is a large, high ceiling garage which has been used as a gym, but has potential to convert to another annex or an additional commercial unit due to its size.

The property also has a garden to the rear with a large concrete patio, garden sheds for storage and access to each part of the property separately. To the front of the property is a seating area for 20+ customers, as well as ample parking for customers as well as colleagues.

Full accounts information for the Fish and Chip Shop are available upon request.



TAYLORS FISH AND CHIP SHOP, MARTHAM.

Property Description:

THE SHOP - RETAIL AREA: Tiled flooring, window and door to front aspect, 2x windows to side aspect, wooden counter to right of entrance with storage cupboards beneath, part tiled wall, hygienic PVC wall cladding, Coca Cola drinks display fridge, 2x large stainless steel Frank Ford fryers, stainless steel serving counter, Panasonic EPOS system with PDQ machine, 4x stainless steel work/prep counters, stainless steel bain marie, large Ace griddle plate, large stainless steel fridge and additional storage fridge, 2x microwaves, white ceramic hand wash basin, large extractor system, 3x fire extinguishers, doorway and window to prep area.

PREPARATION AREA: Tiled floor, 2x UPVC double glazed windows to rear aspect, 2x doors leading to car parking area and rear garden, large Foster stainless steel commercial fridge/freezer, large Polar chest freezer, Hotpoint fridge/freezer, 2x stainless steel work counters, large stainless steel double sink with drainers, 1x stainless steel R1 chipper, 1x stainless steel Bold peeler.

GARAGE: Electric roller door, 2x UPVC double glazed doors to front aspect, UPVC double french doors to side aspect, UPVC double glazed window to side aspect, concrete floor, part boarded loft with full electrics, multiple plug sockets and storage space.

ANNEX - HALLWAY: Tiled flooring, doors leading to WC, shower room, kitchen/living area and bedroom.

WC: Tiled flooring and walls, white ceramic toilet and white ceramic hand wash basin, UPVC double glazed window to front aspect.

SHOWER ROOM: Triton electric shower unit, radiator, tiled flooring and walls and stainless steel towel rail.

BEDROOM: Carpet flooring, UPVC double glazed windows to front as side aspect and loft access.

KITCHEN/LIVING ROOM: Carpet flooring, UPVC double glazed windows to side aspect, UPVC double french doors to rear aspect, laminate kitchen counter with storage above and beneath, stainless steel sink with drainer, radiator, extractor fan and ceiling fan.

OUTSIDE: Propane Avanti Gas cylinder, brick wall and fencing surrounding garden, large garden shed for storage, smaller garden shed housing oil tank, large concrete patio area with access to Garage, Annex, Cottage and Fish and Chip Shop.





THE COTTAGE - ENTRANCE HALL: Front door leading to carpet hallway, radiator and doors leading to living room, office/dining room and kitchen.

LIVING ROOM: Window to front aspect, carpet flooring, brick fire place, radiator and door leading to hallway.

OFFICE/DINING ROOM: Window to front aspect, carpet flooring, radiator and door leading to hallway.

KITCHEN: Tiled flooring, laminate work surfaces with storage cupboards above and beneath, space for white goods, stainless steel sink with drainer, window to rear aspect and doors leading to Annex, Hallway and WC/Bathroom.

BATHROOM: Tiled flooring and walls, Triton electric shower unit above bath, white ceramic hand wash basin and white ceramic toilet, radiator, shelving unit and door to Hallway.

HALLWAY: Tiled flooring, storage cupboard housing brand new boiler, doors leading to Bathroom, WC, Kitchen and rear garden.

WC: Tiled flooring and walls, window to rear aspect, radiator, ceramic hand wash basin and toilet, door leading to hallway.

FIRST FLOOR - HALLWAY: Carpet staircase leading to landing, with doors leading to bedroom 1, 2 and 3, and bathroom.

BEDROOM 1: Window to side aspect, carpet flooring, built in storage units, radiator and door leading to landing.

BEDROOM 2: Window to front aspect, carpet flooring, built in wardrobes/storage units, radiator, loft access and doors leading to Bedroom 3 and landing.

BEDROOM 3: Carpet flooring, window to front and side aspect, radiator, built in storage units and door leading to Bedroom 2.

BATHROOM: Laminate flooring, white ceramic hand wash basin and toilet, Triton electric shower unit, tiled walls, loft access and door leading to landing.

Fish and Chip Shop Opening Times:

Monday - Closed

Tuesday - 11:30am - 1:30pm & 4:30pm - 7:00pm

Wednesday - 11:30am - 1:30pm & 4:30pm - 7:00pm

Thursday - 11:30am - 1:30pm & 4:30pm - 7:00pm

Friday - 11:30am - 1:30pm & 4:30pm - 8:00pm

Saturday - 11:30am - 1:30pm & 4:30pm - 8:00pm

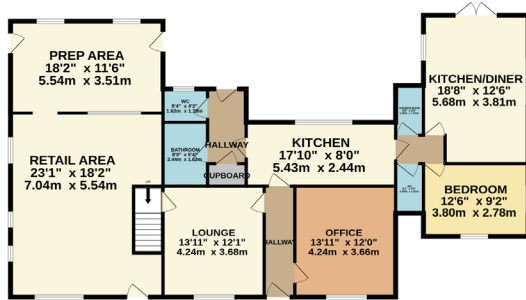
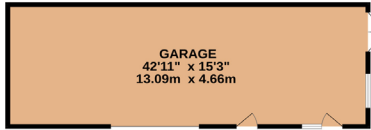
Sunday - Closed





FLOORPLAN

GROUND FLOOR
2335 sq.ft. (216.9 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 2929 sq.ft. (272.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.

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RATES

Business rates payable are

Available upon request.

The business has benefitted from business rates relief recently due to COVID, however the full amount will be payable by the new owner.



LOCATION

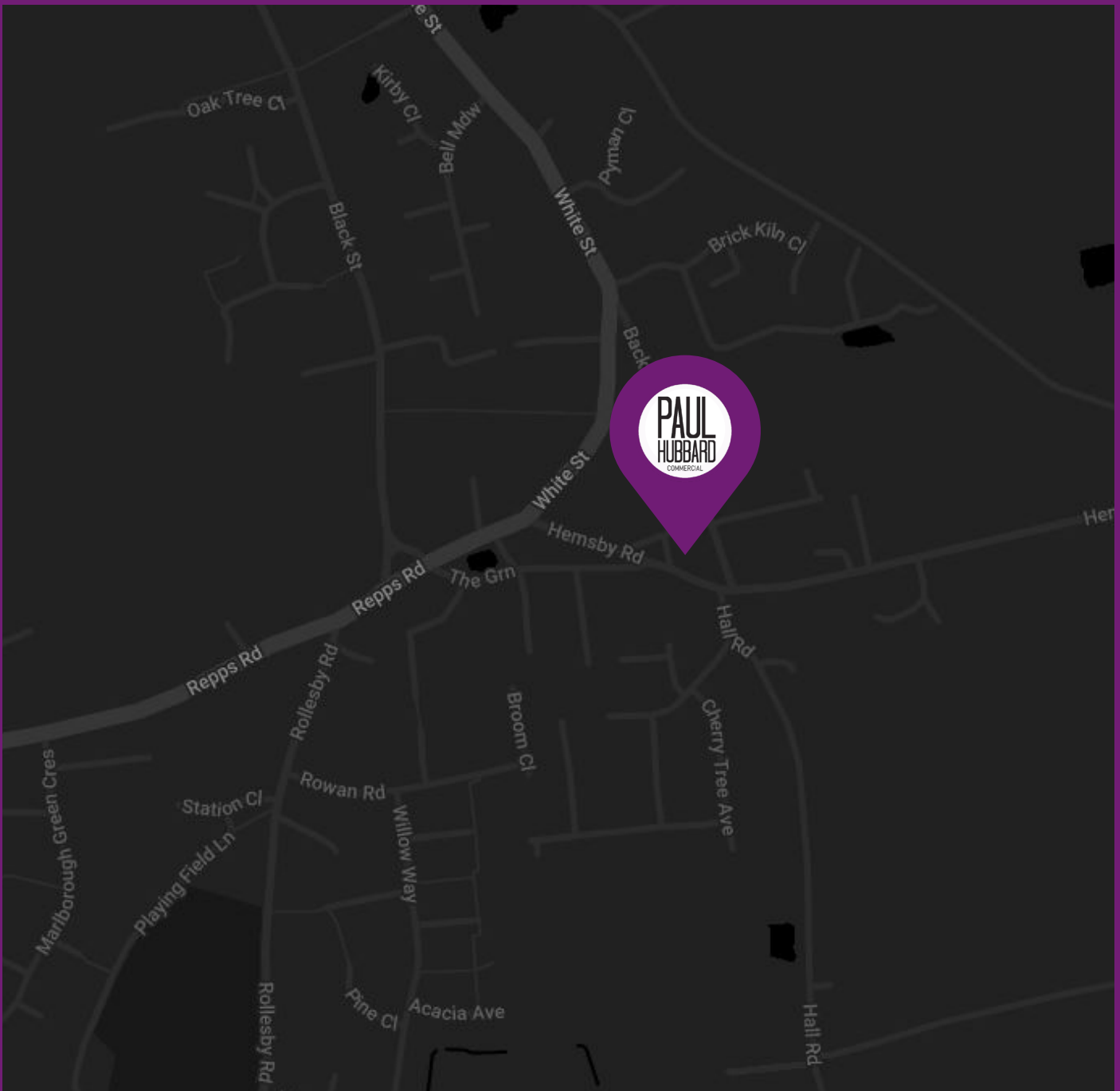


Taylor's Fish and Chip Shop, The Green, Martham, Norfolk, NR29 4PF

Martham near Great Yarmouth is a large, pretty village just 9 miles north of Great Yarmouth. The village lies partly in the Norfolk Broads National Park and one of its boundaries is the upper reaches of the Thurne River – a world famous fishing location.

The centre of Martham has a large village green with Georgian houses, shops, pubs and restaurants. Visitors and locals plays host during summer months to events such as the Beer Festival, Scarecrow Festival and Carnival.

Martham north and south Broads have some of the clearest water in the whole Broads system and there's a canoe hire centre if you'd like to explore the River Thurne.



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CONTACT

To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

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