

Freehold Opportunity

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£595,000



MARK'S FISH AND CHIP SHOP

Popular, successful and long-established Fish & Chip Shop, with potential for change of use or residential conversion SSTP, based in one of Suffolk's most sought-after seaside locations.

Southwold, Suffolk.

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PROPERTY SUMMARY



- 1.** Well-established and successful business in sought after location of Southwold, Suffolk.
- 2.** Freehold, fixtures, fittings and equipment included in asking price of £595,000.
- 3.** Benefits from incredibly busy summer season and a steady winter period.
- 4.** Potential to change use for other business purposes such as a cafe, a different type of restaurant, bar or even a retail unit.
- 5.** Also potential for residential conversion of the whole building, or development of the rear of the site to include a residential unit for the owner SSTP.

DESCRIPTION



Paul Hubbard Commercial are delighted to bring to market a highly popular, well-located Fish & Chip shop in the sought-after seaside town of Southwold, Suffolk.

Situated on the busy High Street, this successful business has been catering for hungry locals and tourists for years, offering both a dine-in and takeaway service.

Due to retirement, the current owners are looking to sell the freehold, which includes all fixtures, fittings, and equipment needed to continue running the business.

The business is run with 2 full time staff members and occasional part time help during busy periods. It has been run more as a lifestyle business in recent years, so a new owner would have lots of possible areas to focus on to generate more income and make the business evening more profitable.

Although the property is currently operating as a fish & chip shop and has for many years, there is potential for conversion to suit a range of different businesses or could even be used as a residential premises subject to planning permission.

The property is close to a large range of different retailers which attract high footfall throughout the year, especially during the incredibly busy summer months. It is a short walk to the seafront and easily accessible from the A12.

Viewing is highly recommended, and accounts for the business will be made available upon request. A full list of fixtures, fittings and equipment included in the sale can also be made available once a sale has been agreed.



THE PROPERTY

RESTAURANT - Vinyl flooring, large window to front aspect looking on to the high street, wooden tables, and chairs to cater for up to 32 diners, brick-effect wall panelling, ceiling fans, exposed beams, serving counter with cutlery/condiment station, and access to the kitchen area.

KITCHEN/SERVING AREA - Vinyl flooring, hygiene clad walls throughout, large stainless-steel Preston & Thomas range fryer, serving counters for both takeaway and restaurant customers, work surfaces for food preparation with storage space beneath, window to side aspect, entrance and exit doors for takeaway customers, drinks fridge, cupboards for storage and entrance to Washing Up Area.

WASHING UP AREA - Large, stainless steel double sink with drainers, Viessman gas boiler, vinyl flooring, hygiene clad walls, 2x microwaves, fridge, dishwasher, shelving units for storage and access to Preparation Area.

PREPARATION AREA - Variety of fridges and freezers, Vinyl flooring, hygiene clad walls, a range of equipment such as chip cutters and potato peelers, large stainless-steel sink with drainer, storage space for equipment and stock, and access to WCs, storage/office area and access to rear courtyard.

WCs - Window to rear aspect, vinyl flooring, ceramic toilets in each Male and Female toilet, with ceramic handwash basin and hand towel dispenser in communal area.

STORAGE/OFFICE AREA - This space is currently used for storage and includes work surfaces with cupboards and storage space above and beneath, however this could easily be converted into more of an office for the owner of the business.

STORAGE AREA 2 - This area is used as storage space for pallets of potatoes and to gain access to the rear courtyard.

EXTERNAL - To the rear is a spacious courtyard area which currently includes 4 sheds for storage of fridges, freezers, stock, and other equipment. There is also a large, walk-in Isark freezer and an unused garden area at the very rear which is surrounded by brick walls and wooden fencing on either side.

The property has an internal floorspace in excess of 1100sq ft, and the site itself is around 2500sq ft including the building.





THE BUSINESS

Current Opening Hours:

Monday	11:45 am–2 pm, 5pm–7:00pm
Tuesday	11:45 am–2 pm, 5pm–7:00pm
Wednesday	11:45 am–2 pm, 5pm–7:00pm
Thursday	11:45 am–2 pm, 5pm–7:30pm
Friday	11:45 am–2 pm, 5pm–8:00pm
Saturday	11:45 am–2 pm, 5pm–8:00pm
Sunday	Closed

The shop is currently run by two full time members of staff with occasional part time support during busy periods.

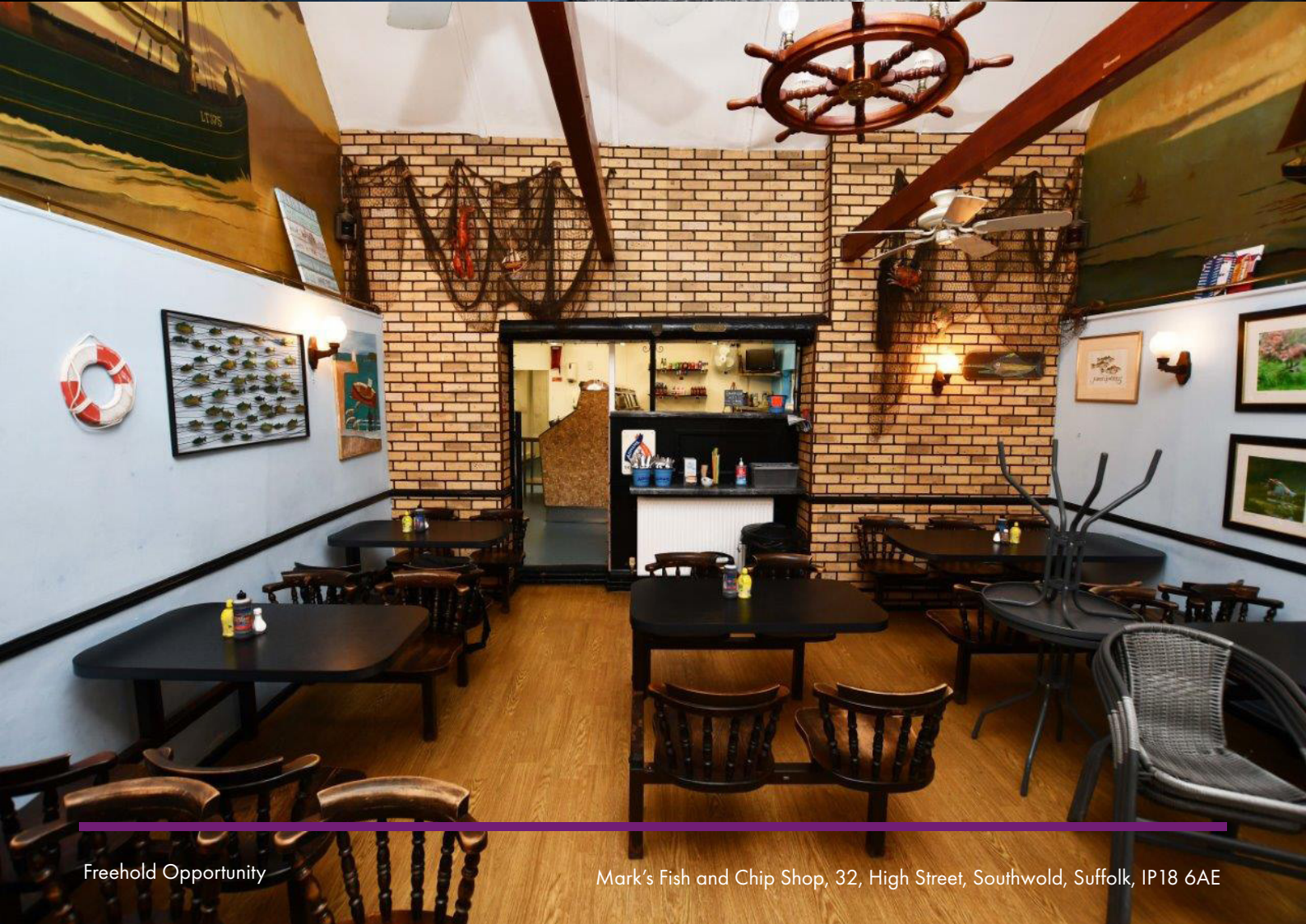
The restaurant area has been closed since the pandemic and the business is only offering takeaway service, however this is due to reopen again coming into summer 2024 which will help increase revenue.

Two additional part time staff members would be required to help with the restaurant part of the business; however, this will allow up to 32 diners to eat their meals on the premises and shouldn't have any impact on the success of the takeaway side of the business.

There is scope for growth of the business as they are not currently offering online ordering or deliveries. Both lunch and evening services could be extended as well, especially during the summer months, to capitalise on the huge increase in visitors to the area.

Tourism brings in excess of £70,000,000 into Southwolds local economy each year, and with more and more people looking to stay within the UK for their summer holidays, now is a perfect time to take on an established business in such a thriving and popular area.

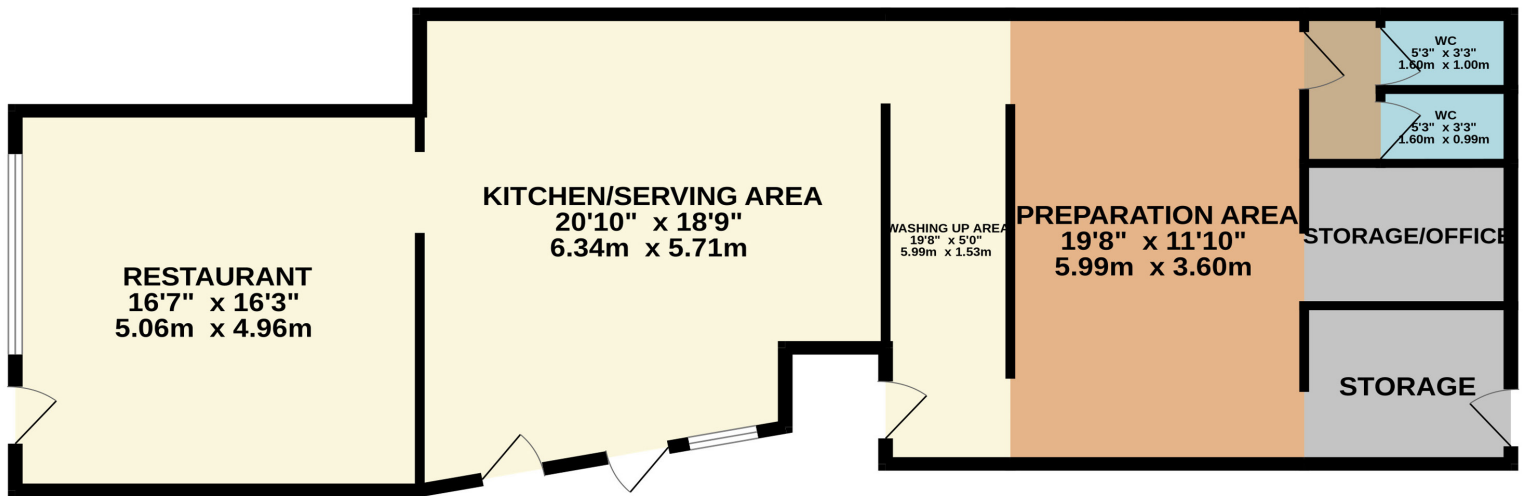








GROUND FLOOR
1109 sq.ft. (103.0 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 sq.m.) approx.

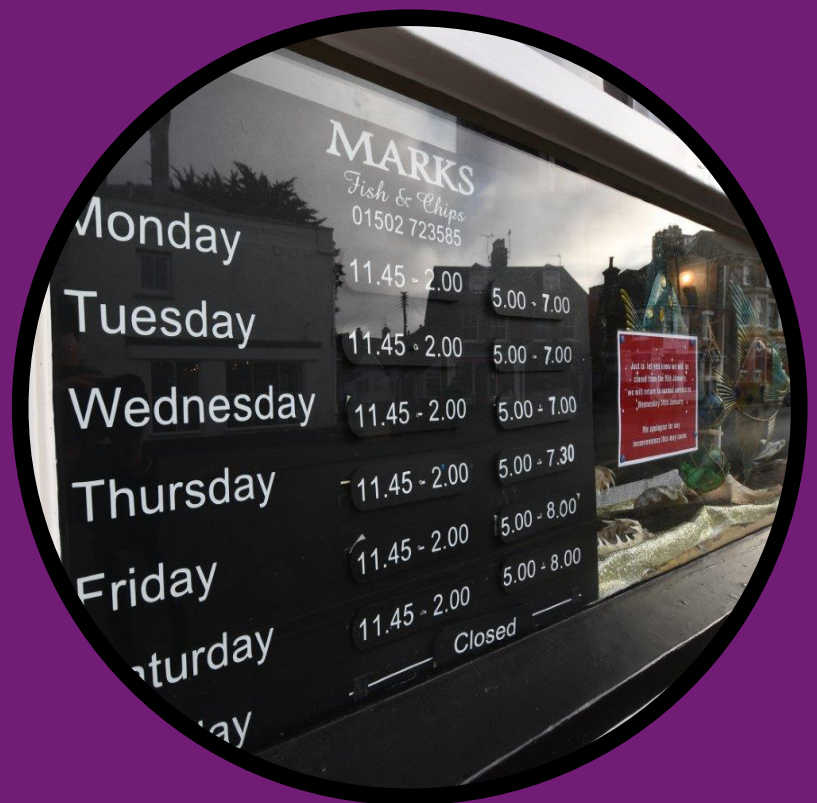
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Rateable value:

£16,750

For guidance on business rates, please contact
East Suffolk Council for more information.

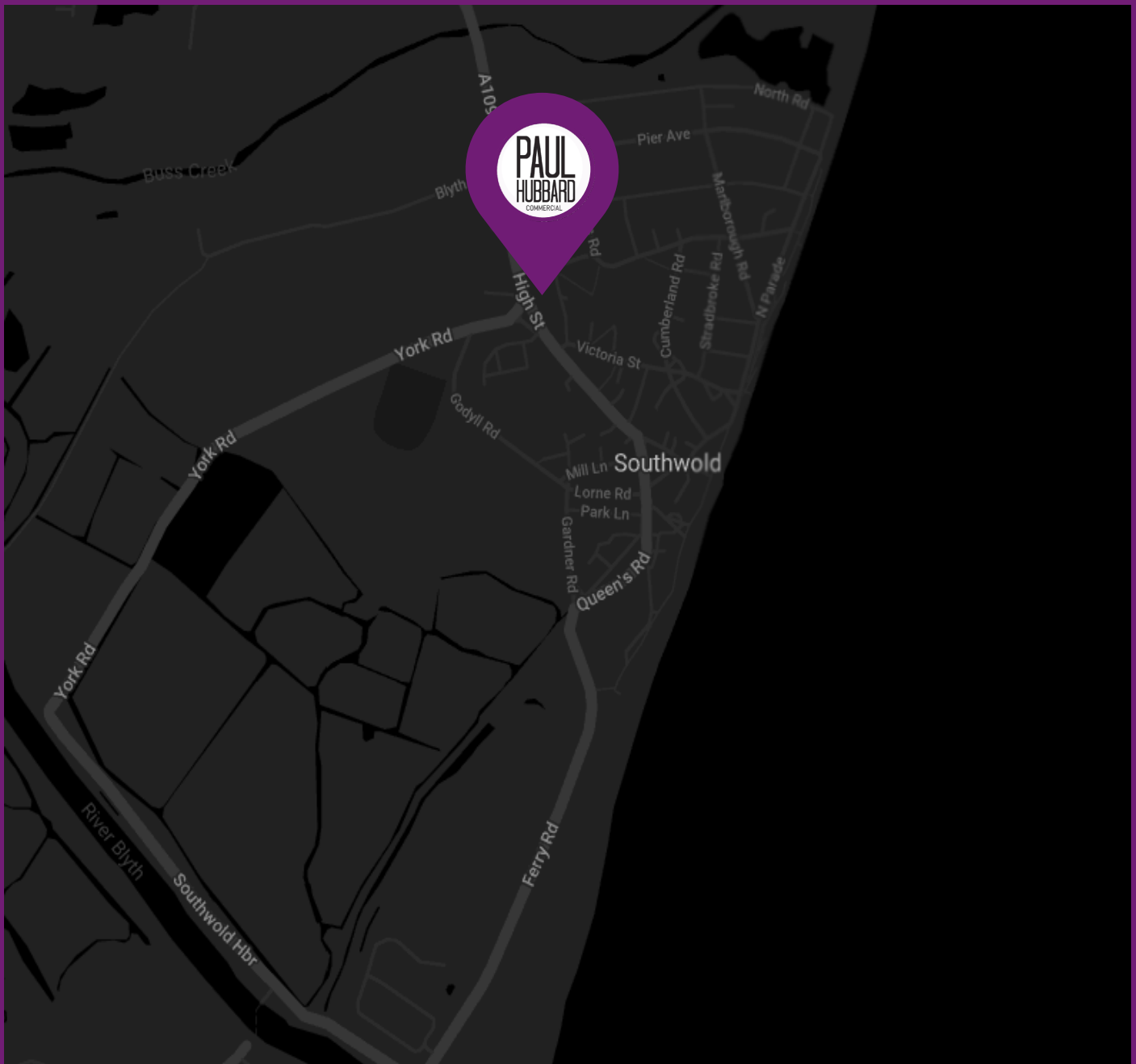


LOCATION



Mark's Fish & Chip Shop
32 High Street
Southwold
Suffolk
IP18 6AE

Southwold, a quaint coastal town nestled on the Suffolk Heritage Coast in England, exudes timeless charm and traditional elegance. Renowned for its iconic candy-striped lighthouse, Southwold boasts a picturesque seafront with a pebble beach that invites leisurely strolls and provides breathtaking views of the North Sea. The town's historic charm is reflected in its well-preserved Georgian and Victorian architecture, including colorful beach huts that line the shore. Southwold Pier, a beloved landmark, offers a delightful mix of vintage arcade games, shops, and cafes, adding to the town's nostalgic appeal. The bustling market square showcases local shops, galleries, and traditional pubs, fostering a sense of community and warmth. Visitors are drawn to Southwold's characterful atmosphere, where time seems to slow down, making it a quintessential destination for those seeking a tranquil retreat by the sea.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 2 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

CONTACT



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

01502 532 028

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