



PRICE £15,000

**FRYER TUX, 169 HIGHGATE, KENDAL,
CUMBRIA, LA9 4EN**

A fantastic business opportunity to acquire the lease of a successfully run fish and chip shop, centrally located within the market town. Boasting a bright customer area, with a separate dine in seating area, a large kitchen and preparation area as well as a cold storeroom. All equipment is included in the sale.





DIRECTIONS

satnav users enter: LA9 4EN, number 169

what3words app users enter: plenty.wage.mint

LOCATION

Centrally located within the popular market town of Kendal, Fryer Tux is surrounded by a wide range of properties and local businesses, which is great for local trade. The takeaway is also a short walk from Abbot Hall Park and the banks of the River Kent for picturesque outdoor dining.

DESCRIPTION

Fryer Tux is a successfully run fish and chip takeaway and dine in café (not currently in use), which is operated 5 days a week. Boasting a light and bright standing service and a large kitchen with separate preparation and cold store, this is a fantastic opportunity for those seeking to continue to run a lucrative business, with potential to re-open a dine-in café.

The customer area offers a one way, standing service with a large countertop extending down to the dine-in seating area.

The dine-in area offers a fixed breakfast bar and space to accommodate tables and chairs. There is also a separate WC and wash hand basin.

The shop boasts a large frying area and separate serving station. The frying area includes a four-pan fryer and two chip boxes as well as a large menu display board on the back wall. The serving station features a free-standing drinks cabinet and a stainless-steel shelving unit with a countertop and till.

The adjacent kitchen includes a stainless-steel sink with a separate wash hand basin, two new fridges (August 2021), a cooker with griddle pan, a deep fat fryer and a washing machine. There is a rear access door opening onto Yard 165, which leads back onto Highgate.

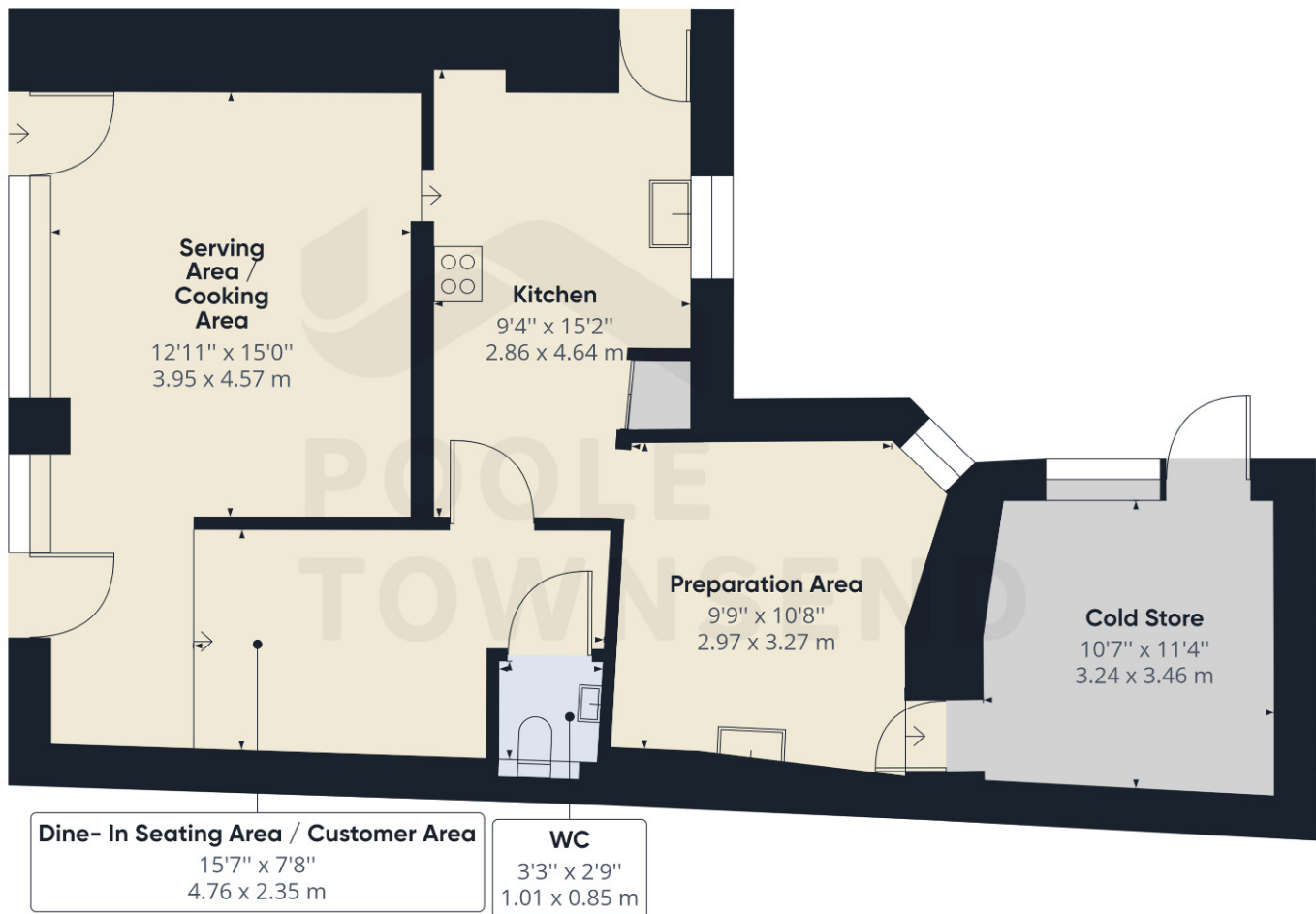
Alongside the kitchen is the preparation area with a stainless steel countertop, a one and a half stainless-steel sink with shelving above, a chest freezer and oil filter. A door at the end of the room opens into a cold storeroom with a chip fridge.

TENURE

Leasehold - Ground Rent; £1,100 per month



Property layout



Your viewing appointment is on _____

Additional information

Council Tax Band: TBC
Local Authority: South Lakeland District Council
Services: Mains gas, electric and water
Tenure: Leasehold

EPC Rating = D

Your mortgage arrangements

Poole Townsend Solicitors Ltd are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Poole Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No.647087.

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