



PRICE £139,950

**SANDYLANDS FISH & CHIPS, 46C
LANGDALE CRESCENT, KENDAL,
CUMBRIA, LA9 6JU**

A fantastic business opportunity to acquire a successfully run fish and chip shop, situated within the popular Sandylands residential area. Boasting a modern interior customer area, separate kitchen and exterior store rooms. All equipment is included in the sale.



DIRECTIONS

Leaving Kendal along Shap Road, proceed to the junction with the Duke of Cumberland and take a right-hand turn into Appleby Road. Take the first right hand turn into Sandylands Road and follow the road along over the speed bumps. Take a left-hand turn alongside the play park into Jenkin Rise and follow the road around to the right into Kentdale Road. Continue along where you will find Sandylands Fish and Chip Shop on the right-hand side.

LOCATION

Sandylands Fish and Chip Shop is situated within a popular residential area, surrounded by a wide variety of properties and overlooking a small green area. The business is conveniently located on a bus route connecting to the town centre and Mintsfeet industrial estate.

DESCRIPTION

The current owners have successfully run Sandylands Fish and Chip Shop for the last six years. During that time the premises has been fully renovated and re-wired and finished with modern style décor.

The customer area offers a standing service with a large display menu board and free standing drinks cabinet. The shop boasts a large Wall Range with three pans and a chip box to one side and a customer facing countertop opposite with open shelving and space for a fridge.

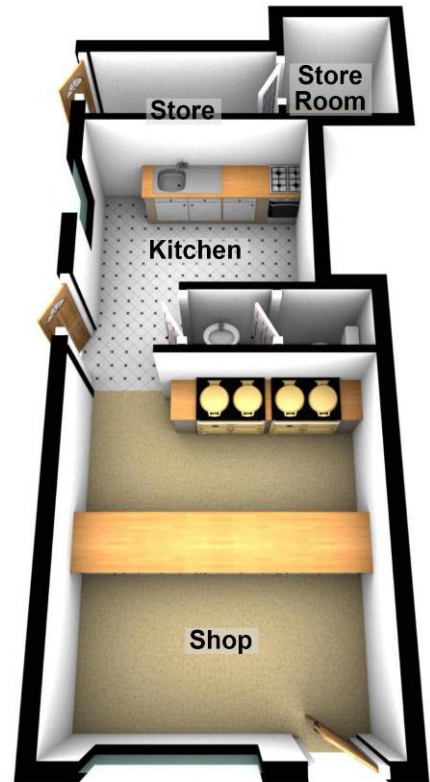
The kitchen has been fitted out with matching décor to that of the shop and a stainless steel work surface which incorporates a single drainer sink unit with hot and cold taps and a four ring gas hob. The kitchen is also equipped with a peeler, chipper, chest freezer, free standing fridge freezer and wash hand basin. Alongside the kitchen is a WC facility and separate wash hand basin.

A door from the kitchen opens onto the gated yard, which provides access to the front of the premises as well as to two store rooms.

Any further information regarding the business accounts please contact the office, who are happy to help with any enquiries.

Please note: The property is owned by a Poole Townsend member of staff.

Ground Floor



ROOM MEASUREMENTS

Shop

11'11" (3.64 m) X 13'10" (4.22 m)

Kitchen

9'8" (2.96 m) X 10'4" (3.16 m)
maximum measurements

Your viewing appointment is on _____

Additional information

Council Tax Band: TBC
Local Authority: South Lakeland District Council
Services: Mains gas, electric & water.

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.

Visit us at

www.pooletownsend.co.uk
enquiries@pooletownsend.co.uk

We are open

Monday – Friday 9.00 – 5.00
Saturday 9.00 – 1.00

Our team are available weekdays

Monday – Friday 8am til 6pm

Barrow 01229 811811
Ulverston 01229 588111
Grange 015395 33316
Kendal 01539 734455
Milnthorpe 015395 62044

All photographs on this brochure have been taken with a combination of a wide angle lens – 10-20mm aperture and standard lens – 18-55mm.

Internet connection and speeds are available at <http://www.rightmove.co.uk/broadband-speed-in-my-area.html>