

Freehold Opportunity

£649,500



WINTERTON FISH BAR, WINTERTON ON SEA.

A rare opportunity to acquire a highly successful, long-established coastal fish and chip business with spacious owner's accommodation, situated in a sought-after seaside village.

Winterton-on-Sea, Norfolk.

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**PAUL
HUBBARD**
COMMERCIAL



PROPERTY SUMMARY



- 1.** Long-established and highly profitable coastal fish & chip business with proven year-on-year growth
- 2.** Prime seaside trading position just a short walk from Winterton-on-Sea beach and village centre
- 3.** Modern digital ordering infrastructure including App, website platform and 3,000+ customer database
- 4.** Fully equipped commercial premises with recently upgraded preparation area and reconditioned fryers
- 5.** Spacious three-bedroom owner's accommodation with private garden, garage and off-road parking

DESCRIPTION



Paul Hubbard Commercial are delighted to present a highly popular and well-established Fish & Chip Shop, complete with spacious residential accommodation, located in the popular seaside village of Winterton-on-Sea, Norfolk.

Winterton Fish Bar represents a rare opportunity to acquire a long-established and highly regarded coastal fish and chip business with substantial owner's accommodation, situated in the sought-after seaside village of Winterton-on-Sea.

Trading successfully for over 30 years, the business has become a well-known destination for both local residents and visiting holidaymakers, benefiting from its prime position just a short walk from the beach and the village centre.

The business occupies a unique position as the only fish and chip takeaway serving the village, creating a strong and defensible trading position. Trade is supported year-round, with Winterton-on-Sea attracting visitors beyond the summer months, including winter tourism driven by the area's well-known seal colony and coastal walks.

The current owners have continued to invest in both the operational efficiency and digital infrastructure of the business, resulting in consistent year-on-year growth in turnover. A purpose-built customer App, integrated website ordering system, established loyalty scheme and database of over 3,000 customers provide a robust platform for continued growth.

Internally, the commercial premises have been upgraded and well maintained, including a recently refitted preparation area with new stainless steel equipment, reconditioned and rewired fryers, a new extraction system and newly installed fire alarm. The property also benefits from a recently installed domestic boiler.

Alongside the business, the property includes a well-presented three-bedroom owner's residence, offering a comfortable and practical lifestyle opportunity in a prime coastal setting.



COMMERCIAL

Winterton Fish Bar is a highly successful and well-established takeaway business, benefiting from a strong local reputation and consistent year-round trade driven by both residents and tourism. Its position as the only fish and chip takeaway within the village ensures limited direct competition and a reliable customer base.

The business has been carefully modernised to enhance operational efficiency and customer engagement. A purpose-built ordering App hosted by Shotwise, together with a newly developed website offering integrated online ordering, allows customers to order with ease.

In addition, a customer database of over 3,000 email addresses and an established loyalty scheme support repeat business and ongoing marketing opportunities.

The premises include a well-configured retail sales area and a recently upgraded preparation space fitted with new stainless steel catering equipment. Fryers have been reconditioned and rewired, and a new commercial extraction system and fire alarm have been installed.

The business operates using LPG gas and is offered with fixtures and fittings included, allowing a smooth transition and immediate continuation of trade.

The menu offers a comprehensive range of traditional fish and chip shop favourites alongside a popular vegan selection, catering to a broad customer demographic.

Turnover has increased year-on-year, with full accounts available to genuinely interested parties subject to a Non-Disclosure Agreement.





RESIDENTIAL

The property includes spacious and well-presented three-bedroom owner's accommodation, providing comfortable living space ideally suited to owner-operators.

The ground floor features a welcoming sitting room with a recently installed log burner, together with a large open-plan kitchen and dining area incorporating bi-fold doors, Velux windows and granite work surfaces. Underfloor heating to key areas and integrated appliances enhance both comfort and practicality. A utility room and ground floor WC complete the layout.

To the first floor are three generously sized double bedrooms, all benefiting from built-in storage,

along with a recently refitted family bathroom finished in a contemporary style.

Externally, the property offers a brick weave driveway to the front with parking for up to three vehicles, which is also utilised as customer seating during the warmer months.

To the rear is a private walled garden forming part of the residential accommodation, together with a brick-built garage currently used for storage.

The property has also benefited from the recent installation of a new domestic boiler.







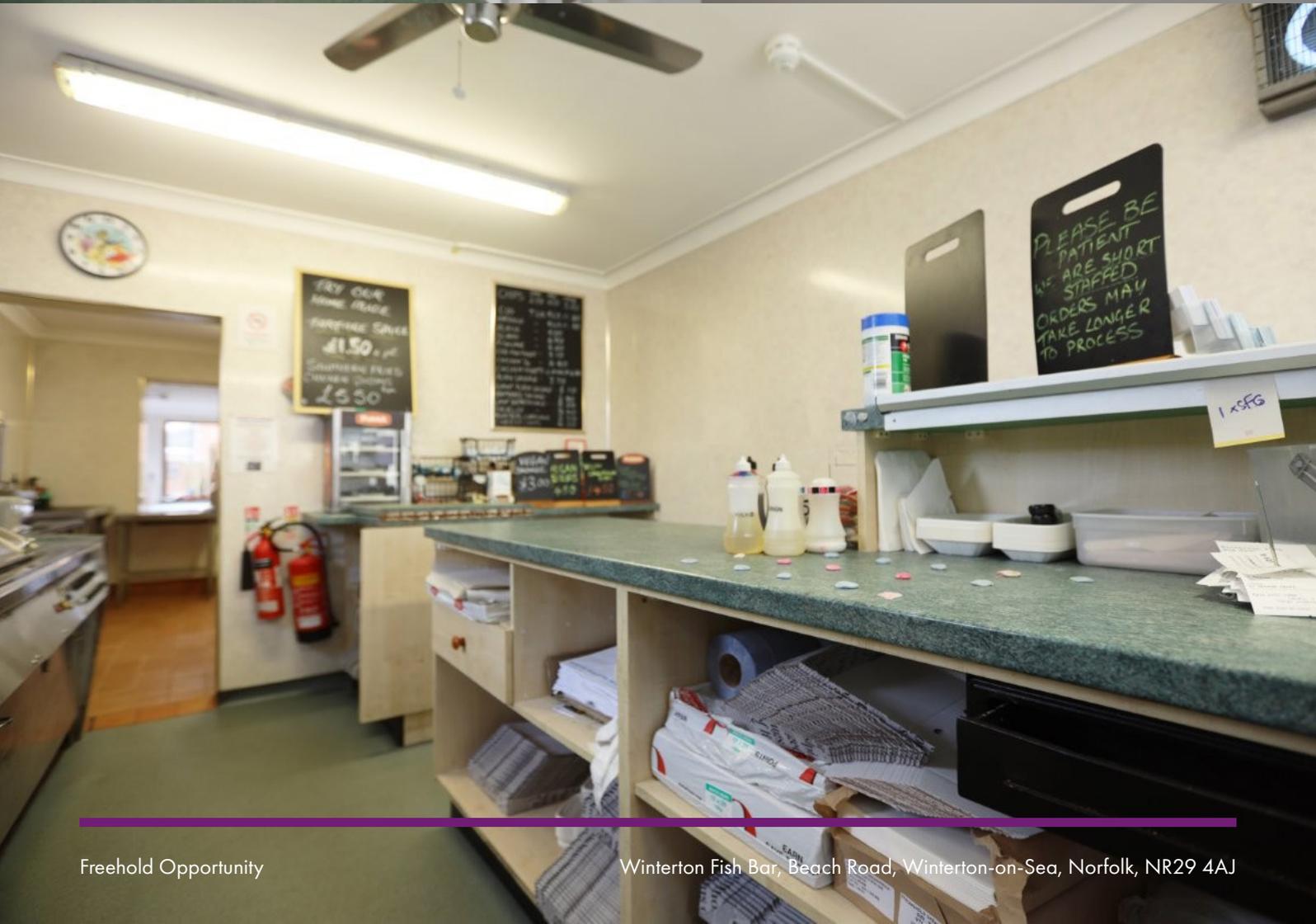






Freehold Opportunity

Winterton Fish Bar, Beach Road, Winterton-on-Sea, Norfolk, NR29 4AJ







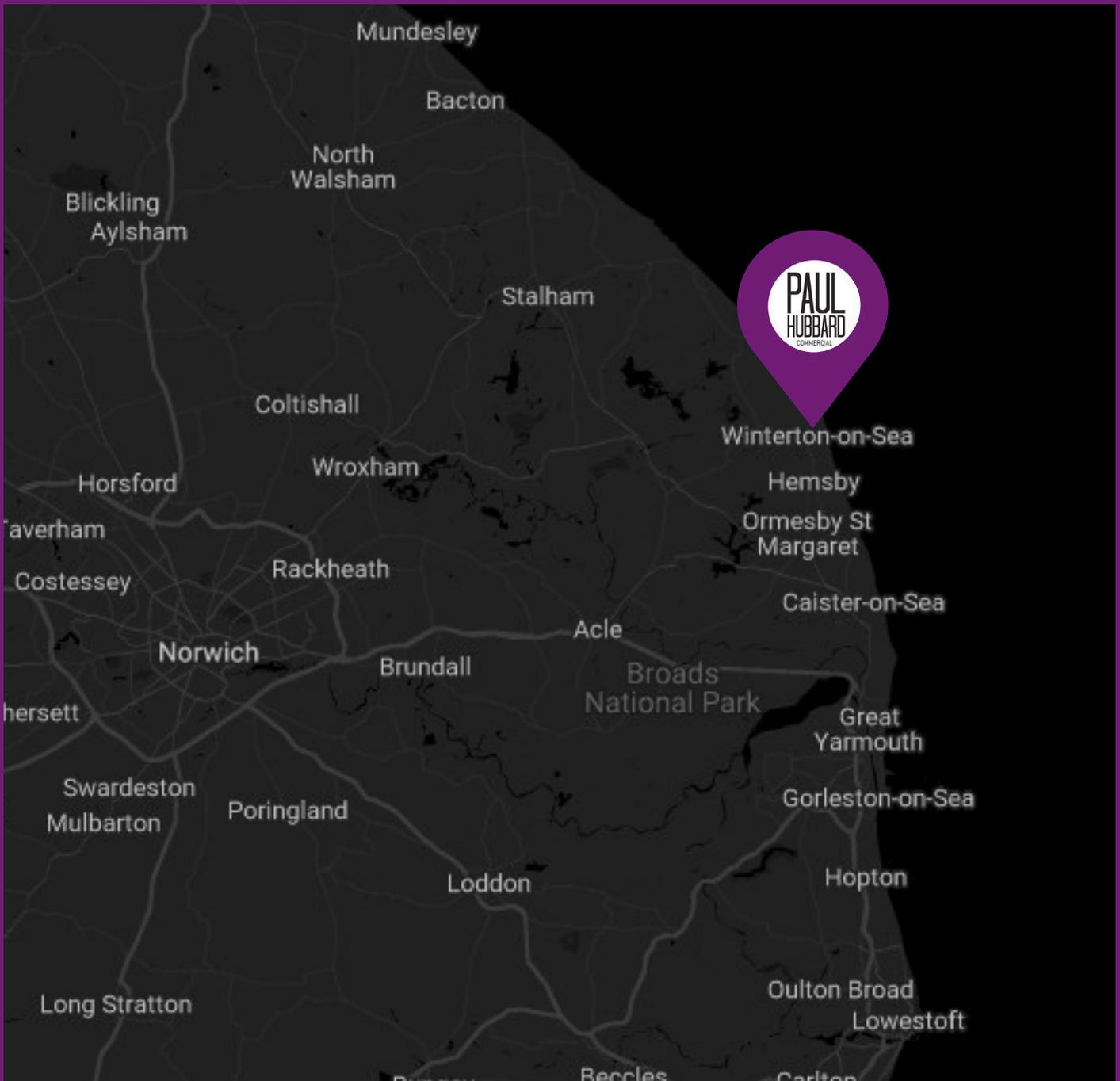


LOCATION



**Winterton Fish Bar
Beach Road
Winterton-on-Sea
Norfolk
NR29 4AJ**

Winterton-on-Sea is a picturesque and highly sought-after coastal village on the Norfolk coastline, renowned for its unspoilt sandy beach, rolling dune system and traditional village charm. Popular with both holidaymakers and year-round residents, the area offers a strong sense of community alongside a thriving seasonal tourism trade. With its attractive rural surroundings, historic character and proximity to larger towns such as Great Yarmouth, Winterton provides an appealing balance of coastal lifestyle and commercial opportunity, making it a desirable destination for both visitors and business operators alike.



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 4 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 Jack Taylor at Paul Hubbard Commercial Ltd

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