

GPS

commercial

Ref: 30924



Leasehold Price: £55,000

Seafront Fish & Chip Shop in Hastings

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Viewing by appointment: Please contact 01323 727271 or email info@gps-direct.com

Summary

The fish and chip shop has been recently refurbished to a very high standard with new equipment throughout. It is in an excellent trading position close to the pier and town centre with no competition close by. The premises have both restaurant and takeaway permitted use.

Location

The shop is located on the seafront, between the recently rebuilt pier, the White Rock Theatre and the town centre. Hastings is a busy South Coast town with a population of approximately 90,000. It is a popular tourist destination with events throughout the year bringing many visitors. There are more than 500,00 overnight visitors to the town each year with many more day-trippers.

Premises

The business operates from lockup, ground floor and basement premises which are decorated and maintained to a high standard. They include:

Shop & Dining Area – with and internal width of 4.5m and a depth of 9.3m. There is seating for up to 28 customers and counter. The main items of equipment include: two-pan range, stainless steel sink, microwave, under counter chiller unit, chest freezer, stainless steel prep table, two-group espresso machine, drinks fridge (on free loan), etc, Stairs down to a Basement with:

Prep Kitchen – measuring 5.7m by 3.5m with a double stainless-steel sink, peeler, chipper, large freezer, dishwasher, etc.

Further Dining Area – 6.4m by 5.2m with seating for 30 customers.



Store Room

Two WCs

Business

The business was established by our client in the summer of 2019 and quickly established an excellent reputation. There is very little competition in the local vicinity, and the shop has proved very popular with local residents and visitors to the area. We are advised that the average weekly sales during the summer months were £4,500 and £2,500 in the winter. It is offered for sale no because the owner is planning to move away from the area.

Lease

We are advised here is a 20-year lease from 2019 at a current annual rent of £10,500 with three – yearly reviews.

Rates

The rateable value for the pub is £6,400. This figure is used to calculate the rates payable, and the premise would qualify for 100% Small Business Rates Relief dependent upon the owner's status.

Energy Performance Certificate Rating: C (62)



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