

Business Sales

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Ref: 30916



**Leasehold Price: £59,950**

**Fish & Chip Shop with Spacious Accommodation**

# Outstanding Fish & Chip Shop with Spacious Accommodation

**Leasehold Price:** £59,950

**Viewing by appointment:** Please contact 01323 727271 or email [info@gps-direct.com](mailto:info@gps-direct.com)

## Summary

The fish and chip shop is in an excellent location, very well equipped and is extremely popular with a great many regular customers. The spacious, three-bedroom accommodation has a separate entrance and is currently rented out producing a monthly rent of £1,050.

## Location

The shop is located on the corner of a main junction close to the town centre of Bexhill on Sea in East Sussex. Bexhill has a population of around 41,000 and it attracts many visitors throughout the year with attractions such as the Del La Warr arts centre. There is a private car park at the side of the premises with parking for 9 customers' cars.

## Premises

Shop - with an internal width of 6.6m by 7.5m. The premises are extremely well fitted out with high quality equipment and fittings throughout. There is a four-pan range, self-serve hot drink dispenser for customer use, two tables, 10 chairs, wall-mounted TV, small fridge, hand wash basin, seven-tray fish fridge, till, etc. Leading to:

## Customer WC.

Storeroom - 3.5m by 2.1m with shelving and an oil filtration system.

Preparation Kitchen - 6m by 2.1m with four freezers, one fridge, two microwaves, stainless steel sink, etc.

Potato Preparation Area - 3.9m by 3.6m with a stainless-steel sink, chipper, peeler, hand wash basin, etc.

Door to: Staff WC and Outside Yard.

## Business

The business trades as a traditional takeaway fish & chip shop and was refurbished in 2014. It quickly established an excellent reputation with local residents and visitors to the area with people also travelling some distance for the excellent quality of food.



This is a thriving and profitable business, and we are able to provide detailed financial information to serious potential buyers.

### Accommodation

There is a spacious maisonette above the business with a separate entrance via a private garden at the rear of the premises. There is also access to the trading areas via another set of stairs. It includes - Kitchen, Utility Room (with shower, WC and sink), Lounge, stairs to Office Area, Bathroom, and three bedrooms.

### Lease

We are informed there is a 15-year lease from 2019 at a current rent of £18,500.

### Rates

The Ratable Value is £7,000 and we calculate that there are no rates payable if the new owner qualifies (i.e. has only one commercial property) for full Small Business Rates Relief.



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