



JOLLY ROGERS FISH BAR, 1 PLYMOUTH ROAD, BUCKFASTLEIGH, TQ11 0DA

HIGHLY PROFITABLE FISH AND CHIP SHOP. Envidable location centre historic South Devon town. Impressive premises comprehensively fitted and equipped throughout. Smart takeaway section, separate cafe area seating 22, kitchens, prep rooms, WC and freezer store. Charming 3-4 bed cottage, refurbished s/c 2 bed flat, attractive garden. Reputable and well established business. Turnover approx. £310,000pa with strong net profit. Retirement sale. Viewing essential. Freehold £695,000 SAV SOLE AGENTS.

- **HIGHLY PROFITABLE FISH AND CHIP SHOP AND CAFÉ**
- **SUBSTANTIAL PROPERTY COMPREHENSIVELY FITTED/EQUIPPED**
- **TAKEAWAY SECTION WITH SEPARATE CAFÉ AREA SEATING 22**
- **3 BED S/C COTTAGE WITH GARDEN**
- **2 BED S/C FLAT, FULLY REFURBISHED**
- **TURNOVER APPROX. £307,500PA**
- **EXCELLENT EBITA APPROX. £75,200**
- **RETIREMENT SALE – VIEWING HIGHLY RECOMMENDED**

FREEHOLD BUSINESS TRANSFER: OFFERS IN REGION OF £695,000 SAV

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LOCATION:

Buckfastleigh is a picturesque market town located in the South Hams District of Devon, on the southern fringe of Dartmoor National Park. Surrounded by stunning countryside, it is a popular destination for nature lovers and outdoor enthusiasts. The town has a rich history dating back to the Saxon era and there are many fascinating landmarks and attractions including the heritage South Devon Steam Railway that runs between Buckfastleigh and nearby Totnes. It is also home to the famous Benedictine Buckfast Abbey with its serene abbey buildings and gardens. It has a vibrant art and culture scene and there are several local shops and boutiques selling everything from handmade craft to local produce, as well as a range of cafés, restaurants and pubs. It is located adjacent to the River Dart and is also conveniently close to the A38 Devon Expressway which links to the Devon cities of Plymouth and Exeter, and thereafter to the national motorway network.

DESCRIPTION:

This traditional and highly profitable fish and chip shop occupies a prime trading position in the very heart of the historic and popular South Devon town of Buckfastleigh on the eastern fringes of the Dartmoor National Park. There are a full and varied selection of businesses represented nearby and the takeaway also has the added benefit of being within a short walk of two large public car parks. Consequently, the business enjoys an excellent and highly profitable year round trade serving the local resident community as well as the many holidaymakers and tourists who visit and pass through the area throughout the year.

The premises are terraced and believed to originally date back to the mid 1800s. They appear to be of stone and brick construction with rendered and painted elevations under a pitched slate roof. The fish and chip shop and café are superbly presented and fully equipped throughout. The private accommodation is presented to a high standard with the 2 bedroom flat above the fish and chip shop having been recently refurbished and renovated. The cottage to the rear provides charming and characterful accommodation with 3 bedrooms, lounge, kitchen, shower room and WC and separate upstairs WC, all complimented by a large, fully enclosed private garden with hot tub. The external appearance of the property is deceptive and an early viewing appointment is essential to fully appreciate the quality, appeal and true size and versatility of this highly profitable and reputable catering concern.

SCHEDULE OF ACCOMMODATION:**GROUND FLOOR** [Approx. 60sqm]

TAKEAWAY SHOP An attractive and well appointed takeaway area, comprehensively fitted and equipped throughout with extraction canopy, tiled floor, three-pan range with heated cabinets over, service counter with stainless steel top and tiled front, two digital cash systems, ceiling mounted menu display board, fish fridge, countertop deep-fat fryer, griddle, four-pot bain-marie and upright Coca Cola refrigerated display unit. Access to kitchen and prep area and access through to:-

CAFÉ AREA A charming café area being double fronted with separate front access from Plymouth Road, tiled floor, beamed ceiling, part exposed stone wall with wood panelling to dado level, side counter unit with coffee machine, milk fridge, menu display board, three-door stainless steel counter chiller unit and customer seating for approximately 20-22 persons on a range of traditional dining room tables and chairs.

KITCHENS AND PREPARATION AREA With tiled floor, stainless steel preparation tables, fluorescent lighting, stainless steel commercial sink, dishwasher, washing machine, range of refrigeration, commercial chipper and peeler, and door to outside.

SEPARATE WC

SIDE ENTRANCE HALL Providing self-contained access to the flat.

OUTSIDE To the front of the property is a covered passageway with security gate . This provides access to the accommodation at the rear and also provides side access to the fish and chip shop preparation and kitchen area. There is also a POTATO STORE, freezer store with WALK-IN FREEZER and a UTILITY with back-up freezer and tumble dryer.

FIRST FLOOR FLAT

With self-contained access from the side entrance hall. Stairs to:

KITCHEN AREA With range of modern wall and base units with worktops, integral sink unit, built-in oven, wooden floor and window to rear aspect.

LOUNGE/DINER With feature exposed stone wall, fitted carpet, TV point, integrated spotlights to ceiling, radiator and window to front aspect.

BEDROOM 1 A double-bedded room with fitted carpet, radiator, integrated spotlighting and window to front aspect.

BEDROOM 2 A small double-bedded room with fitted carpet, radiator, fitted wardrobes and window to front aspect.

SHOWER ROOM With fitted double shower cubicle, low level WC, sink unit and radiator.



THE COTTAGE Self-contained, located to the rear of the fish and chip shop.

GROUND FLOOR

KITCHEN/DINER An attractive room with vaulted ceiling, full range of modern wall and base units, gas oven, cooker hood, feature exposed stone wall, tiled floor, radiator and Velux roof window.

SHOWER ROOM With double shower cubicle, low level WC, wash-hand basin, integrated spotlighting, feature tiled floor and wall.

LOUNGE Large lounge with exposed stone walls, herringbone wooden floor, radiator, gas stove and door leading into garden.

BEDROOM 1 A double-bedded room with feature mezzanine sleeping area, feature exposed stone walls, spotlights, fitted wall cupboard, radiator and carpet.

BEDROOM 2 A double-bedded room with window view to garden, carpet and radiator.

FIRST FLOOR

BEDROOM 3 A double-bedded room with toilet and basin, carpet, wall cupboards, radiator and dormer window with garden view.

SMALL OFFICE AND ATTIC

OUTSIDE To the rear is a garden with two decked areas, fish tank and HOT TUB.

NOTE: The living accommodation provides comfortable and versatile private accommodation. It would ideally suit multi-generational living, currently providing two fully self-contained units. Alternatively, depending on a prospective buyer's requirements, the accommodation could be utilised for letting to generate a valuable rental income.

SERVICES We understand that all mains services are available to the property. The premises have the benefit of a gas-fired central heating system.

BUSINESS:

TRADE is that of a **HIGHLY PROFITABLE FISH AND CHIP SHOP AND CAFE** which enjoys a prime high street trading position in the very centre of the historic and thriving market town of Buckfastleigh in South Devon.

The business has been in the **PRESENT HANDS** since 2004 and during this period, our clients have refurbished and improved the property throughout, which now provides attractive trade areas complimented by comfortable and versatile private/living accommodation. The business is now only **OFFERED FOR SALE** as our clients are looking to retire.

The business is **CURRENTLY RUN** by a husband-and-wife team with seven part-time members of staff.



We understand that the **CURRENT OPENING HOURS** are:

Tuesday to Friday – 12 noon to 2pm and 4.30pm to 8.30pm.

Saturday – 12 noon to 1.30pm and 4.30pm to 7.30pm.

The shop is closed Sunday and Monday, although this is purely down to choice and it could be opened on these two days if new owners wished to do so, particularly during the summer months.

The business is **WELL ESTABLISHED** and enjoys an enviable reputation operating as a traditional and quality fish and chip shop and café. It enjoys an excellent year round local custom which is boosted by the holidaymakers and tourists who visit and pass through the area throughout the year.

We understand that the **TURNOVER** for the year ending 31 March 2025 was approximately £307,490, achieving a **GROSS PROFIT** of approximately £180,246 [58.62%] with an **EBITA** of approx. £75,250. We understand that, of this turnover, approximately 85-90% is achieved by takeaway sales, with the remainder attributable to the café. Our clients do not currently offer a delivery service although this could be introduced by new owners if they wished to do so. Full trading figures will be made available to serious prospective buyers once they have inspected the premises.

We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £3,000 - £3,500.

An excellent opportunity to acquire a thriving and well-established business which enjoys an enviable reputation and highly profitable year round trade, complimented by most attractive and versatile living accommodation. Viewing is felt to be essential.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

TENURE / LEASE TERMS:

Freehold.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £8,000. To find out how much business rates will be payable there is a business rates estimator service via the website. The Council Tax Rating for the flat is "A" and for the cottage accommodation is "C".

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Ratings for this property are:

Takeaway Unit: C [61]

Self-Contained Flat: E [49]

Cottage : F [33]





VIEWING AND CONTACT INFORMATION:

Strictly through Huntley & Partners.

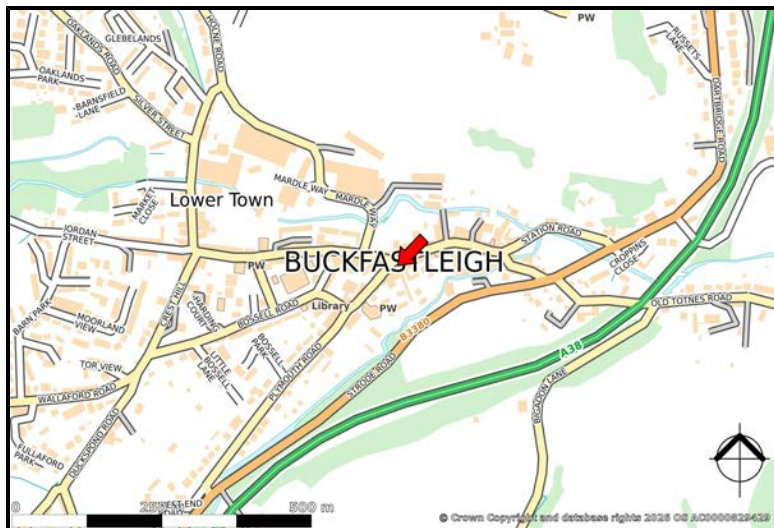
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ANTI-MONEY LAUNDERING REGULATIONS:

A successful tenant/buyer will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.



AGENTS NOTE: Huntley & Partners and Listers Property Consultants Ltd for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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