

L43708B

R1394

BUSY FISH AND CHIP SHOP

11 RADFORD PARK ROAD, PLYMSTOCK, PLYMOUTH, DEVON, PL9 9DG

- Busy fish and chip shop
- Thriving shopping parade serving large residential suburb of Plymouth
- Modern purpose-built unit comprehensively fitted and equipped throughout
- Takeaway section, kitchen, prep areas, WC and parking
- Well established business with turnover approx. £3,000 to £3,500 per week
- Only open 25 hours per week offering genuine potential for development
- Retirement sale, viewing highly recommended



This busy and traditional fish and chip shop enjoys an enviable trading position in this small yet busy shopping parade serving the highly popular and sought after residential suburb of Plymstock in Plymouth. Other trades represented within the parade include an Indian takeaway, pizza takeaway, convenience store, bike shop and beauty salon. The parade is also serviced by a private car park and there is an additional large public car park within comfortable walking distance. Consequently, the business enjoys a consistent year round trade.

Plymouth, with a population of over 250,000 is the largest city in the West Country. Largely rebuilt since World War II it is now a thriving industrial and commercial centre and is still one of the Royal Navy's principal base and warship repair dockyards. The city has excellent educational, recreational and entertainment facilities and access to the rest of the country is gained by road via the A38/M5 motorway and by rail. Europe is also accessible by the car/passenger ferry which is operated from its terminal at Millbay Docks.

The premises comprise a modern purpose-built lock-up unit with takeaway section, kitchen, preparation areas, office and WC. The unit is comprehensively fitted and equipped throughout and an early viewing appointment is strongly recommended to fully appreciate the location and undoubted future trading potential offered by this well established and traditional fish and chip takeaway.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR [Gross Internal Area (GIA) Approx. 90m²]

TAKEAWAY SHOP A smart well appointed takeaway area with suspended ceiling with integrated lighting, ceiling mounted menu display boards, Henry Nuttall with three pan commercial range with heated display cabinets over, digital till, four pot bain-marie, part stainless steel clad walls, stainless steel three door counter chiller unit, counter refrigeration, oil filtration system, underfloor extraction, Gram stainless steel fridge, four microwaves, double door freezer, two chest freezers, various shelving and stainless steel wash-hand basin.

STORE/UTILITY With tiled floor, shelving and extractor room.

FIRE EXIT To outside.

PREPARATION AREA With stainless steel commercial sink unit, commercial chipper and peeler and sludge tank.

OFFICE

LAUNDRY ROOM With tumble dryer, sink unit and staff toilet.

OUTSIDE To the front of the property is a tarmacadam car parking area providing customer parking for the parade. In addition, there is a private car parking space to the rear.

SERVICES We understand that all main services are available to the property.

THE BUSINESS

TRADE is that of a **BUSY FISH AND CHIP SHOP** which enjoys an enviable trading position in this thriving shopping parade serving the highly sought after residential suburb of Plymstock and city of Plymouth.

The business has been in the **PRESENT HANDS** for the past 18 years and is now only **OFFERED FOR SALE** due to the vendors wish to retire.

The business currently operates as a traditional fish and chip shop is **CURRENTLY RUN** by one proprietor together with a pool of six part-time staff. We understand that the vendor chooses to restrict the **OPENING HOURS** to evenings only six days a week. These hours are from 4.30pm to 8.30pm Tuesday to Saturday, with slightly longer opening hours on a Friday until 9pm. The shop is close don Sundays. As indicated, these hours are restricted by our client through personal choice and it is felt that they could certainly be extended by new owners if they wished to do so.

The business is **WELL ESTABLISHED** and enjoys a consistent year round trade serving the surrounding residential community.

We understand that the **WEEKLY TURNOVER** amounts to approximately £3,500 per week, achieving a **GROSS PROFIT** of approximately 65% We understand that this turnover is generated purely by retail sales and our client does not offer any deliveries. Additional trading figures will be made available to serious prospective buyers once they have actually inspected the premises.

We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £2,000 to £3,000.

TENURE We understand that the premises are held on a 10 Year Lease from 2022 at a current rent of £13,000 per annum, exclusive of VAT and rates, subject to rent reviews every third year, with the tenant responsible for the standard repairing and insuring covenants. We also understand that there is a break clause incorporated within the current lease which is exercisable at the end of the fifth anniversary of the lease. For fuller details, please contact the agents.

BUSINESS RATES For information on the rates applicable to these premises, please visit the Valuation Office Agency website (www.voa.gov.uk).

An ideal opportunity to acquire a busy and well established fish and chip shop in a highly sought after trading location which enjoys a consistent year round trade, yet offers genuine scope for future development under new and enthusiastic ownership. Viewing is highly recommended.

Price :: Leasehold : Offers in the Region of :: £59,950.00 SAV SOLE AGENTS

Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

VIEWING

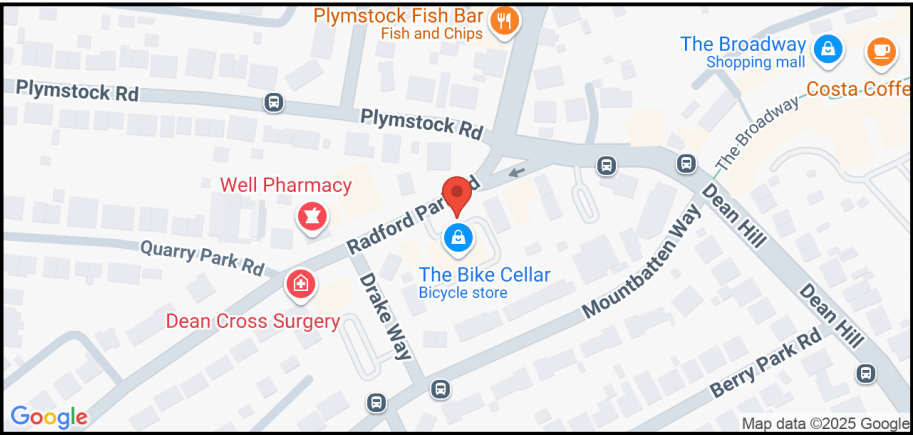
Our clients require that **all viewings must be arranged by prior appointment through our offices** . Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

PROFESSIONAL SERVICES

We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions.** Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20 (24hr answering service).**

MORTGAGES

Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.



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Energy Performance Asset Rating

More energy efficient

A+	0-25
A	26-50
B	51-75
C	76-100
D	101-125
E	126-150
F	Over 150
G	Less energy efficient

Net zero CO₂ emissions

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