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WOOLWELL FISH BAR

STRICTLY PRIVATE & CONFIDENTIAL

2 WOOLWELL SHOPPING CENTRE, SCHOOL DRIVE, WOOLWELL, PLYMOUTH, DEVON, PL6 7TH

- Superior fish and chip shop
- Thriving shopping parade serving large residential suburb
- Modern premises superbly fitted and equipped throughout
- Turnover approx. £7,500 per week with healthy gross profit
- Mainly shop sales with limited deliveries
- Over 1600 new houses being built nearby offering genuine potential for future development
- Viewing highly recommended



The Woolwell Fish Bar is located in a busy shopping parade which serves the popular and sought after residential estate of Woolwell, approximately 6 miles north of the main city centre of Plymouth. Other trades represented within the parade include a pizza delivery business, a Chinese takeaway, an Indian takeaway, convenience store and hair salon. This combination, together with the centre's adequate customer parking, ensures an excellent and profitable year round trade. In turn, there are over 1,600 new houses being built nearby and it is felt this should certainly enhance future trade for the business.

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 are single storey being purpose-built of brick main elevations under a pitched tiled roof. The unit is lock-up and is superbly fitted and equipped throughout and briefly comprises a sales shop/takeaway section, comprehensively fitted kitchen and preparation/freezer rooms together with store and staffroom facilities. An early viewing appointment is highly recommended to fully appreciate the quality, location and appeal of this most impressive and traditional fish and chip takeaway business.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR

TAKEAWAY/SALES SHOP [5.45m x 2.45m] An attractive well-appointed takeaway area with bi-fold opening doors to front, new commercial wall and floors, suspended ceiling with integrated lighting, ceiling mounted flatscreen menu display units, customer bench seating, Coca Cola display fridge (free loan).

SERVERY/KITCHEN AREA [5.45m x 4.36m] Superbly fitted and equipped with new commercial floor covering, stainless steel clad walls, reconditioned Henry Nuttall commercial range with heated cabinets over, extraction canopy, three door stainless steel counter chiller unit, microwave, two counter top griddles, digital till system and stainless steel preparation counters.

RECESSED OFFICE AREA With CCTV security monitor.

REAR PREPARATION AND FREEZER STORE [5.45m x 4m] With commercial wall and floor coverings, chest freezer, various refrigeration units, commercial sink, commercial rumbler, commercial peeler, pressure fryer and washing machine.

UTILITY/POTATO STORE Delivery access to rear, with access to:

STAFF TOILET Low level WC, wash-hand basin and wall mounted gas-fired boiler controlling hot water system.

SERVICES We understand that all mains services are available to the property. The premises are protected by a CCTV security system.

THE BUSINESS

TRADE is that of a **SUPERIOR FISH AND CHIP SHOP** which enjoys an excellent trading position serving the substantial and expanding residential suburb of Woolwell on the northern outskirts of the major South Devon city of Plymouth. The business was **ESTABLISHED** in 1988 and has traded successfully for a number of years as a traditional fish and chip shop. It has been in the **PRESENT HANDS** for the past 2 years and, during this period, the premises have been extensively renovated and refurbished and are now presented to an excellent standard throughout. The business is now only **OFFERED FOR SALE** due to our clients' other business interests.

The business is **FULLY STAFFED**, the current owners taking a primarily supervisory role due to their other business interests and commitments. At present, they employ one full-time chef together with a pool of part-time staff. However, it is felt the business would be perfect for active owners who, if involved in the day-to-day running of the business, could look to reduce the number of staff and make a significant saving on wage costs moving forward.

We understand that the current **OPENING HOURS** are: Monday to Thursday - 4.30pm to 8.30pm, Friday - midday to 2pm and 4pm to 8.30pm, Saturday - 11am to 2pm and 4pm to 8.30pm and Sunday - closed. The business enjoys an **EXCELLENT AND CONSISTENT YEAR ROUND TRADE** serving the surrounding residential area. It enjoys an enviable reputation for its quality and traditional fish and chips, all cooked fresh to order.

We understand that the **WEEKLY TURNOVER** amounts to approximately £7,500 to £8,000, achieving a **GROSS PROFIT** of approximately 68%. We understand that of this turnover, approximately 95% is generated by shop sales, with the remaining 5% attributable to deliveries. The shop uses the services of Deliveroo and Just Eat, and this is an aspect of the business that could be promoted to increase trade in the future. In addition, there are a further 1,600 houses that are being built nearby in Woolwell and it is felt that this should certainly help to ensure and enhance future trade and profits in years to come. 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 £4,000 - £5,000.

TENURE The premises are held on a 10 year lease from June 2023 at a current passing rental of £15,750 per annum, exclusive of rates, subject to rent reviews every 3rd year, with the tenant responsible for the standard full repairing and insuring covenants. We understand that in addition there is a service charge for the maintenance of the parade. For fuller details please contact the agents.

An excellent opportunity to acquire a most impressive and well established fish and chip shop which is presented to a high standard throughout and which enjoys a consistent and profitable year round trade.

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

Price :: Leasehold : £100,000.00 SAV

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.



