

Ref: SD 2608

## **Traditional Fish and Chip Shop - £55,000**

**The Chippery, Mount Road St Asaph**



**For Sale due to our client's retirement Denbighshire Fish and chip shop**The shop is run by the staff, and currently trades for just 3 half days per week, Wednesday to Friday, lunch and tea, and Saturday tea only. There is an opportunity to increase sales immensely.

**PREMIUM**  
**£55,000 PREMIUM**

**CALL US 01492 534881**

**St. Davids Commercial**  
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**St Davids Property Management Ltd.**  
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There has been an increase in land available for private house building in the vicinity of Denbighshire There are 3 schools and a Leisure Centre all within a short walking distance of The Premises together with 2 small Industrial Estates and a Nursing Home close by.

#### Accommodation

The shop area consists of a double front trading area for both sit in and takeaway and comes fully equipped with all equipment regularly serviced and in excellent condition

Kitchen with preparation area

Freezer Room with preparation area

Dry Storage

Chemical Cupboard

W.C.

Rear Hall

Gas Boiler providing central heating and hot water

Awaiting EPC

#### Inventory

- 3+1 pans Henry Nutthall eco frying range
- XL fish fridge runs independently with 2 cabinets 6 drawer and 4 drawers
- 2 commercial microwaves
- 2 countertop tank fryers
- 4 ring electric hob
- Large extractor hood
- 2 deep kitchen sinks
- 2 hand washing sinks
- Griddle
- 1 x 3 pot Bain Marie
- 1 electric grill
- 1 tall fridge
- 1 tall freezer
- 1 washing machine
- 1 slimline dishwasher
- 2 chest freezers
- 1 batter machine
- 2 dry storage racks
- Various stainless steel Prep tables and shelves

New Lease available for 10-15 years negotiable with the Landlord

Viewing strictly by appointment only and outside of trading hours.

Open to offers.

PREMIUM £55,000.00

RENTAL £9,500.00 PER ANNUM

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## **PREMIUM**

**£55,000 PREMIUM**