

Ref: SD 2608

Traditional Fish and Chip Shop - £75,000

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
£75,000 PREMIUM**

CALL US 01492 534881

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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

PREMIUM £75,000.00

RENTAL £9,500.00 PER ANNUM

St David's Commercial has not tested any fixtures and fittings and cannot therefore guarantee they are in working order. Your home is at risk if you fail to keep up repayments on a loan or mortgage secured upon it. MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). St Davids Commercial for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. JULY 2024. Subject to contract. Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors.

PREMIUM

£75,000 PREMIUM