

Sales Particulars



Fish & Chip Takeaway Ref CR 258

Mountain Ash



Price

**Business & Property: £199,950 plus sav
Or Leasehold £35,000 plus sav**

Business: A very well established traditional Fish & Chip takeaway that also arranges delivery. The business would be also suitable for other cuisines.

Operated by the vendor (one) and two part time staff the business is easily managed.

Location: The business is well located in the heart of this valleys village amongst mixed residential and commercial properties and close to the railway station

Financial Details:

Weekly Sales: £1150

Accounts: Will be made available once the business has been viewed.

Opening Hours:

Monday to Saturday 11.00am to 2.00pm & 5.00pm to 9.00pm
Sunday 5.00pm to 9.00pm



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Email: enquiries@arrowproperty.co.uk

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Premises:

The property consists of the fish shop (approx.165 sq ft) fully tiled out and fitted with a suspended ceiling (with integral lighting).There is an Olympia 2 pan range, cold drinks display cabinet, chest freezer,2No microwave ovens, upright freezer, upright fridge/freezer and an electric till.
Behind the shop is the food preparation room equipped with a potato peeler and chipper and stainless steel sink unit.

Accommodation:

The accommodation is accessed via a stair from the preparation room. The stairs lead up to 2 bedrooms whilst the stairs down lead to an open plan lounge/dining/kitchen with a shower room/toilet. There is a small conservatory type room with a fridge/freezer and a chest freezer.

To the rear is a plot of land) approx.20ftx40ft) used for parking that could be used) with the necessary planning approval) as a building plot for flats etc.

Tenure:

Freehold or
Leasehold TBA
Rent: £12,000 pa
Rates: TBA per year

Viewing: To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on **01792 419569** let us know when you would like to visit and we will make the arrangement.

Offers: All offers are for the freehold or leasehold, goodwill, fixtures and fittings and should be made to this office.

Finance: If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund purchase of these types of businesses.

Plot of land to rear



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