

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE1748



North East Commercial
Property & Business Agents

TRADITIONAL FISH & CHIP SHOP

29 High Street, Boosbeck,
Saltburn by the Sea TS12 3AB



Sales Particulars

- Sales between £1,000 - £1,300 weekly.
- Trading only 12 hours per week.
- In same family ownership since 2007.
- Spacious 2 bed maisonette above.
- Main road location in pleasant village.
- Genuine retirement sale.
- FREEHOLD PRICE £125,000 plus stock.

4 Staithes
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Location

The business is located on a prominent corner location at the junction of High Street with Oxford Road in the centre of the village.

Boosbeck is located within the borough of Redcar & Cleveland on the edge of the North Yorkshire Moors and equidistant between Guisborough and Saltburn by the Sea. There are good road links in and out of the area and a railway station at Saltburn which runs through Redcar into Middlesbrough from where there are direct trains to London Kings Cross.

Business

This is a long-established traditional fish and chip shop which has been in our clients' ownership since 2007 but is now placed on the market as they wish to retire.

The business is located within a densely populated residential area with ample free on street parking. The business is not traded hard and there is potential for new owners to drive sales, particularly through the expansion of the menu and the introduction of a delivery service.

To the upper floors there is a large 2 bedroom maisonette with access from within the shop and ideal for a family.

This is a rare to the market freehold hot food opportunity and viewing is recommended to appreciate the scope for the business and the living accommodation.

Property

Comprises an end terraced three storey property of traditional brick construction;

Ground Floor:

- Sales Area** circa 260 sq.ft. (24 sq.m.).
- Kitchen** circa 180 sq.ft. (17 sq.m.).
- Preparation** circa 105 sq.ft. (10 sq.m.).

Living Accommodation:

First Floor:

- Lounge
- Kitchen/Diner
- Bathroom

Second Floor:

- Bedroom 1** double
- Bedroom 2** double

External:

Yard



Trading Hours

- Tuesday – Thursday 4pm – 7pm
- Friday – 11.00am - 1.30 pm and 4pm - 7pm
- Saturday – Monday closed

Staff

The business is owner operated with the help of 1 part time member of staff.

Services

Mains electricity, gas, water and sewerage services are connected to the property and the maisonette has central heating and double glazing installed.

Tenure

We are informed that the property is FREEHOLD. Interested parties should seek legal confirmation.

Rates

Rateable Value £2,000
Rates free incentives are available subject to status.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.

EPC

Rating - F

Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property