



TRADITIONAL FISH & CHIP SHOP t/a "Battered & Fried"

68 High Street, Carrville,
Durham DH1 1AT



- High turnover and high profit margin operation.
- All retail sales - no deliveries.
- Long established and reputable business.
- 6 days trading - 37.5 hours per week.
- High quality fit out with new 3 pan range.
- New lease at £1,200 per month.
- LEASEHOLD £100,000 to include all fixtures.

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www.northeastcommercial.co.uk



Location

The business is located on the main road running through this village to the east of Durham City, just off the A1(M). The village is easily accessible, and this fish and chip shop has ample free on street parking directly outside.

The immediate area comprises predominantly private houses but there is also a broad selection of retailers on the street including hair and beauty salons, a convenience store, café and pharmacy.

Business

This long-established fish and chip shop has been trading for many years, but only under our client's ownership since 2019 at which point the premises were refurbished.

The premises are in excellent order throughout and the service area has been styled to reflect a traditional fish and chip shop with a compact menu which reflects the theme. A new Henry Nuttall 3 pan frying range was installed in 2024, and this state-of-the-art range should have a long lifespan.

The current menu is compact, and our client ensures that the quality of the produce remains high which is reflected by the loyal customer base and the strong feedback via social media. In 2024 the shop was awarded "Best Fish And Chip Shop" in Durham at the England's Business Awards.

The current business model concentrates on its retail offer and there is currently no delivery service. This could easily be incorporated and there is direct access from the shop into a rear lane and parking area to assist a delivery service.

This fish and chip shop is relatively unopposed, and viewing is recommended to appreciate the finish and scope.

Premises

Comprises the ground floor of a mid-terrace two storey property. Accommodation comprises:

Ground Floor

Fish & Chip Shop circa 235 sq.ft. (2 sq.m) with 3 pan gas range, service counters, menu boards, bain marie, drinks chillers and tiled walls.

Prep Area 225 sq.ft. (21sq.m) commercial sinks, fridge, freezers, microwaves, chipper, peeler and twin gas hob.

External

Potato Room 160 sq.ft. (15 sq.m) with rumbler and sluice.

W.C. with wash hand basin.

EPC

Rating C.

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.



Staff

Currently operated by our client with the help of 5 part time members of staff.

Trading Hours

Mon - Thurs	4.00pm - 9.00pm
Friday	11.30am - 9.00pm
Saturday	12.00pm - 8.00pm
Sunday	closed

Fixtures & Fittings

A full inventory would be made available prior to an exchange of contracts.

Rates

The premises are assessed as follows:

Rateable Value £3,500

Rates exempt subject to status.

Tenure

The premises are available on a new lease at a rent of £1,200 monthly (£14,400 per annum). Terms to be agreed and the ingoing tenant will be responsible for the landlord's legal fees in the preparation of lease.

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.