



## CAPTAIN STAN'S BEMBRIDGE FISH STORE 5 HIGH STREET BEMBRIDGE PO35 5SD

£185,000 FFGW+SAV

A rare opportunity to acquire a popular and well trading seafood retailer.

### Location

Located on Bembridge High Street, the business is in a prime location with a high footfall.

Bembridge is a coastal village offering a thriving village centre with a great pace of life and a fantastic community feel.

The beaches of Bembridge are within a short walk of the business and Bembridge Harbour is close by with popular sailing clubs and easy mooring facilities.

### Description

For sale due to retirement of the current owners who founded this destination food shop 20 years ago.

This profitable shop specialises in the retail of prime quality fish and shellfish caught in local and UK waters, as well as fantastic products from further afield. In addition, they sell a range of seafood related goods making it the one-stop shop for seafood for residents and visitors alike.

The business has huge potential to expand as the shop currently operates Tuesday to Saturday 9am - 3pm and offers a limited home delivery service. The owners have chosen not to take on any wholesale business.

The shop is staffed by 2 highly experienced and knowledgeable fishmongers assisted by the owners as needed. The staff run the shop on a daily basis, meaning it is not necessary for the owners to be in the shop other than part time to assist during busier periods.

Any potential buyer would not need to have experience or knowledge of fisheries as the staff have many years' experience and knowledge of the industry and of the daily running of the business.

Full support will be offered to the new owner including 20 years' worth of well-established reputable contacts and suppliers.

This is the perfect lifestyle business for someone with the drive and passion to run and further develop this well-established business.

All fixtures and fittings are included in the sale, including a Mercedes delivery van. A full inventory can be provided on request.

### Terms

Our client is asking Guide Price £185,000 for the fixtures, fittings, goodwill plus stock at valuation.

This price includes the assignment of the current lease, which is inside the Landlord and Tenant Act and due for renewal in 2029. Current rent payable is £8,300 pa.

### Business Rates

The VOA shows a rateable value of £5,500. Rates payable will be circa £2,800 without any applicable relief.

### Viewings

All viewings to be arranged via HRD Commercial. Please contact on 01983 527727 or [commercial@hrdiw.co.uk](mailto:commercial@hrdiw.co.uk)

# Hose Rhodes Dickson Commercial

01983 527727  
[commercial@hrdiw.co.uk](mailto:commercial@hrdiw.co.uk)

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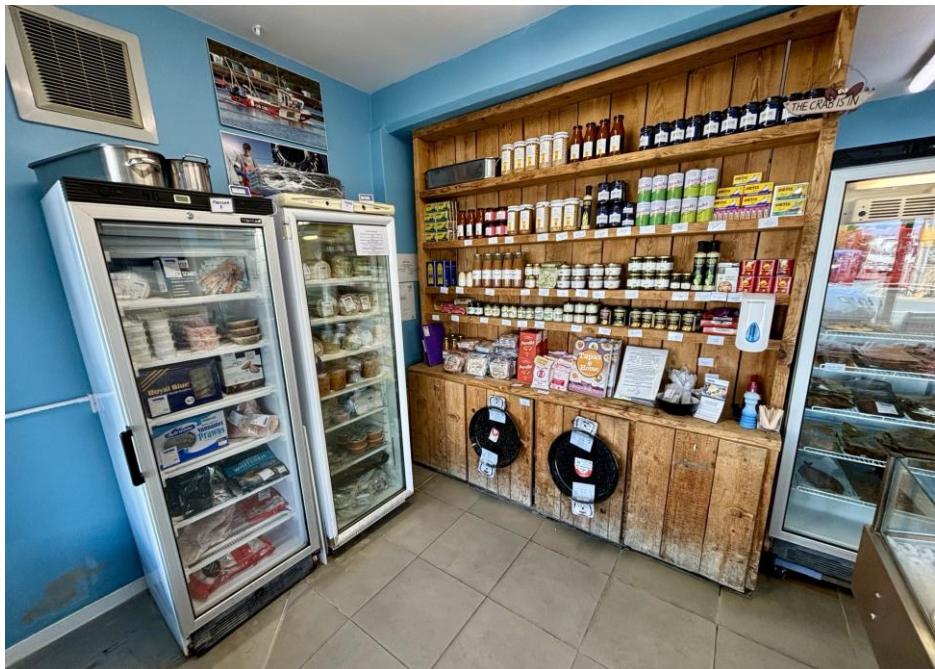


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