



## Angies Fish Bar

13 Bedford Square, Loughborough, LE11 2TP

### Leasehold Business FOR SALE

Loughborough's oldest fish & chip shop

Rent: £10,000 PA

Business sale: OIE of £150,000

526 sq ft  
(48.87 sq m)

- Genuine Retirement sale
- Family run business operating for the past 22 years
- All fixtures & fittings included within business sale. Offers in excess of £150,000 to include goodwill
- Busy High Footfall location
- 4am Food licence
- A5/Sui Generis Restaurant and Cafes/Drinking Establishments and Hot Food takeaways use class



# Angies Fish Bar, 13 Bedford Square, Loughborough, LE11 2TP

## Summary

<b>Available Size</b>	526 sq ft
<b>Rent</b>	£10,000 per annum - Business sale: OIE of £150,000
<b>Rateable Value</b>	£6,800
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (120)

## Description

This is an excellent opportunity to acquire the leasehold interest and operate Angie's Fish Bar, Loughborough's oldest fish and chip shop. The business is up for sale due to the retirement of the current tenant, who has successfully run the shop for the past 22 years, being only the third tenant since its opening. This history indicates the shop's sustained success.

Internally, the property provides seating for four covers, a service counter, modern range frier with hot cabinets above and additional takeaway cooking appliances. The rear accommodates a walk-in fridge, prep / storage and a rumble room. All fixtures and fittings will be included in the sale, ensuring a smooth transaction and continuation of the business operations.

There are 2 parking spaces to the rear on a first come first serve basis with adjoining traders and ideas for loading.

## Location

Angie's Fish Bar is situated in Bedford Square Car Park on the south side of Loughborough town centre. This location is ideal for capturing the passing trade from the car park, as well as benefiting from the nearby businesses and pubs during lunchtime, post-work trade, and evening dine-in or takeaways. Additionally, Loughborough hosts an annual funfair attracting thousands of visitors which takes place right by Angie's Fish Bar.

## Viewings

Viewing is strictly by prior appointment via the sole agents P&F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

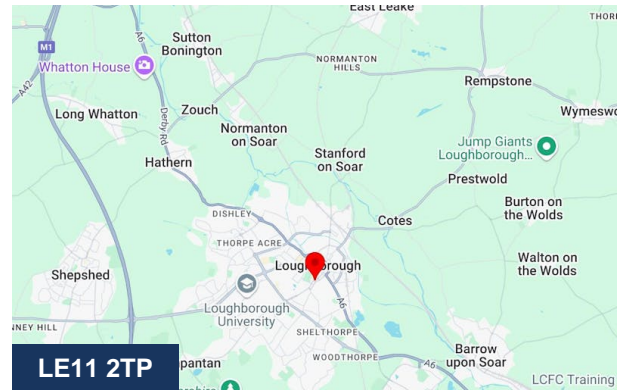
## Terms

The Landlord has offered a new fully repairing and insuring lease with length and terms to be agreed - The rent will be £10,000 per annum. A deposit equal to 3-month's rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord.

NOTE - A £150,000 premium is attached for interested parties to include all fixtures and fittings.

## Services

We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.



## Viewing & Further Information

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