

BUSINESS FOR SALE

Traditional Fish & Chip Shop
Leasehold Tenure
Wildmill
Bridgend
CF31 1SP



- Immediately available For Sale an established traditional Fish & Chip Shop business being offered up as a going concern and fully fitted out to a high standard.
- The property is held under terms of a secure lease from Valleys To Coast Housing Limited. It is envisaged that a new lease direct from the property landlord can be made available.
- Located within a small commercial parade on the Wildmill Housing Estate a high density residential estate located on the outskirts of Bridgend town centre.
- Asking premium £19,950 ono.

Traditional Fish & Chip Shop

5 The Precinct

Wildmill

Bridgend

CF31 1SP

LOCATION

The property is located at The Precinct, the small neighbourhood district/commercial centre serving the Wildmill housing estate.

The property has the benefit of being set within a high density residential area, conveniently located just North of Bridgend town centre.

The property is well located to serve not only Wildmill but also residents within the nearby residential areas of Bridgend including Litchard, vbnm,...Park Derwen and Brackla to the East.

DESCRIPTION

The property briefly comprises of a ground floor lock-up shop and premises that is long established now as a traditional fish & chip shop use. Other occupiers in close proximity include Wildmill Community Centre and Convenience Store with the businesses being well serviced by a communal customer car park.

The property is very well presented and fully fitted out internally for use as a traditional Fish & Chip Shop Takeaway business and briefly provides the following accommodation:-

Main Chip Shop Area: a very well presented servery and customer area which including a store room provides for approximately 44 sq m (472 sq ft) net internal area of accommodation.

The servery and cooking area includes a 3-pan range and is of a size and scale that offers scope and potential for alternate/ancillary food offers including pizza, kebabs, etc.

Ancillary kitchen/prep area: 8.4 sq m (90 sq ft)
Chipping room/store room: 9.9sq m (106 sq ft)

Outside: A small enclosed yard allows for wheelie bin storage and limited storage space.

FIXTURES AND FITTINGS

The property is to be sold as it stands together with a substantial range of good quality trade fixtures and fittings and catering equipment with a detailed inventory available by request.

THE BUSINESS

This established family run business operates Monday to Friday 12.00 noon to 8.00pm and on Saturday 12.00 noon to 6.00pm offering scope therefore to increase turnover by way of longer opening hours.

The property has the benefit of an unfettered A3 planning consent which allows for a range of food takeaway uses.

The property is to be sold fully fitted out essentially as a going concern with the business benefiting from a 5 star food hygiene rating.

Whilst the property is ideally suited for its existing use as a Traditional Fish & Chip Shop the property offers obvious scope and potential for alternate/ancillary A3 Food Takeaway Uses.

TENURE

The property is to be sold Leasehold tenure being held under terms of a secure 12 year Lease from 31st January 2017 at a rental of £7,250 PAX.

The property is available To Let by way of Lease Assignment albeit it is envisaged that a new Lease direct from the property landlord will be made available, subject to status. Details on application.

PREMIUM

A premium of **£19,950 ono** is sought for the goodwill and the substantial inventory of trade fixtures and fittings with any stock at valuation.

BUSINESS RATES

The VOA website advised a rateable value of £4,750 so ingoing tenant should benefit from 100% small business rates relief.

EPC

This property has an Energy Performance Rating of 79 which falls within Band D.

VAT

All figures quoted are exclusive of VAT if applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment only through sole letting agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: commercial@wattsandmorgan.wales

Please ask for Dyfed Miles or Sara Magness

www.wattsandmorgan.wales

Watts & Morgan is a trading name of Watts & Morgan LLP. Registered in Wales Partnership No. 0C306058
Registered Office 1 Nolton Street, Bridgend, CF31 1BX

Watts & Morgan LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract; (ii) no person in the employment of Messrs. Watts & Morgan has any authority to make or give any representation or warranty whatsoever in relation to this property.