

Fish and Chip Shop with Baguette and Salad Bar in Cumbria



RIVERSIDE FISH & CHIPS
THE SANDS
APPLEBY
CUMBRIA CA16 6XN

FOR SALE FREEHOLD
PRICE GUIDE: £695,000

- Popular high turnover hot and cold food takeaway business
- Spacious shop, kitchens and prep areas
- 4-Bedroom owners flat
- 3 further flats providing additional rental income
- Historic and picturesque market town in the Eden Valley of Cumbria

Ref: MA1272

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Business Summary

Popular, busy, long established high turnover fish and chip shop and baguette and salad bar situated in a lovely location close to the centre of this historic market town. The business has been trading for over 30 years and has a top rated reputation across a wide area.

Trading Hours: Fish and Chips - Mon – Sat 11.30am to 1.30pm & 4.30pm to 8.00pm (9.00pm Fri /Sat) and Sunday 4.30pm to 8.00pm

Baguette Bar 8.00am to 1.30pm Mon - Sat

Staff: 2 proprietors, 2 full time and 4 part time

Reasons for sale: Retirement

Competition: No other fish and chip shops in Appleby

Support/ Training: The seller will offer support and training to the buyer.

Turnover: £250,942 (y/e 31/03/2019) net VAT
Full accounts will be made available to bona fide applicants, normally after viewing.

Location

Appleby-in-Westmorland is a picturesque and historic market town set in the scenic Eden Valley with a population of about 2,500 and a large rural catchment area. It is bypassed by the A66 trans-Pennine road, which gives access to Penrith and the M6 motorway, approximately 14 miles to the west and is served by the Settle-Carlisle rail line.

The Property

The property includes the ground floor shop with kitchen and preparation areas, a four-bedroom first floor flat and three additional flats currently let out and an enclosed courtyard with vehicle access.

Accommodation

Main Building

Ground Floor

Shop, 7.08m x 5.15m, divided into two areas with a baguette and sandwich bar servery and separate fish and chip shop servery and range and associated fixtures.

Kitchen & Preparation Areas, four interlinked rooms, 3,66m x 3.24m, 3.68m x 3.60m, 3.91m x 2.72m and 3.15m x 4.00m with a range of catering equipment including a range, potato peelers, stainless steel sink units and worktops, commercial washer, microwaves fridges, freezers, fryers etc.

Utility Room.

WC

First Floor Flat

Access via Courtyard from external stairs onto outside veranda.

Hall

Spacious Living Room, 3.86m x 10.04m, with French windows onto timber balcony.

Bedroom 1, 2.24m x 5.06m.

Bedroom 2, 3.16m x 4.03m.

Bedroom 3, 4.52m x 5.02m including en-suite shower room with WC and wash hand basin.

Bathroom with bath and shower, WC and wash hand basin.

Bedroom 4, 3.75m x 2.06m.

Annexe Building

Ground Floor

Store, 4.78m x 5.09m.

Flat 1 (Ivy) with Kitchen/ Living Room and Bedroom with en-suite shower.

First Floor

Accessed via two external timber staircases onto balcony.

Flat 2 (Church View) with Living Room, Kitchen and Stairs to Second Floor with 2 Bedrooms and a Shower Room.

Flat 3 (Lady Lora) with Kitchen/ Living Room and Bedroom with en-suite shower.

Outside Courtyard

Vehicle access via double timber doors onto main road and access to flats, stores and outbuildings including covered stores and dog shed.

All references to areas and dimensions are deemed to be approximate.

Services

We are advised that mains water, electricity, gas and drainage are connected to the property. No warranty is given regarding the working order of any appliances or services referred to in these particulars.

Tenure

We are advised the property is freehold.

Occupational Agreements

The three flats in the Annexe Building are let producing an additional income of £12,468 per annum.

Rates

Description in list:	Shop & Premises
Rateable Value:	£4,150
Council Tax (flats):	Band A

The property qualifies for 100% small business rates relief.

Fixtures & Fittings

Included in the sale is an inventory of trade fixtures, fittings, equipment and furnishings. Any items not included in these particulars or the inventory are excluded. Stock will be valued separately and taken on completion.

Energy Performance Certificate

To follow

Vat & Stamp Duty

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Stamp duty is liable at the prevailing rates.

Finance

If you require financial assistance, we can refer you to a local professional who can advise on sources of finance and prepare a business plan which most lenders now require.

Money Laundering Legislation

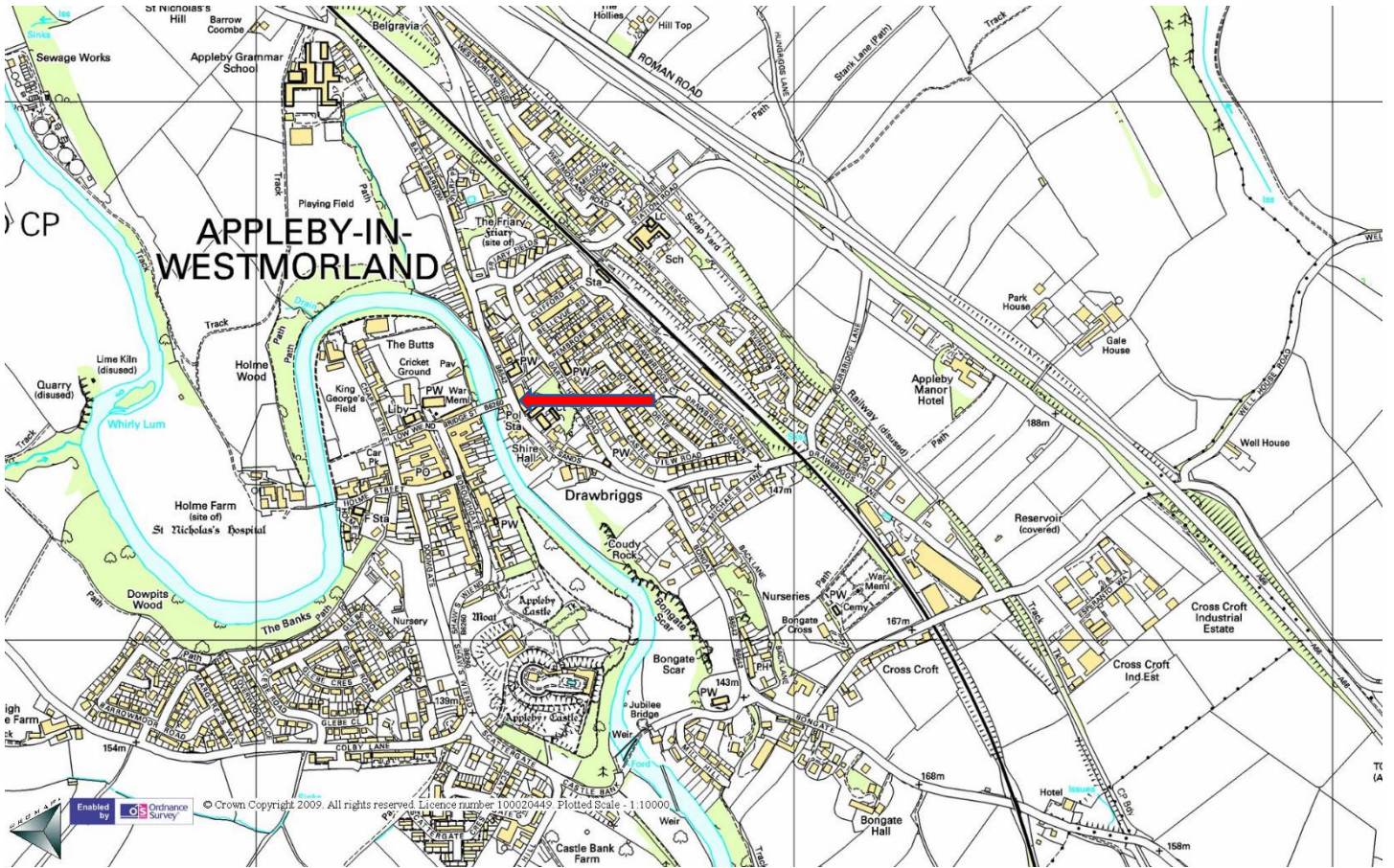
Estate Agents are obliged to obtain evidence of identity and proof of address of buyers to comply with Anti-Money Laundering Legislation, prior to acceptance of an offer.

Viewing

Strictly by appointment with the sole agents, Mere Commercial. Tel. 017684 83498. E-mail. info@merecommercial.co.uk Date 11/10/2021







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