



THE CHIPPIE, 17 STATION ROAD, HORRABRIDGE, YELVERTON, PL20 7ST

SUPERIOR VILLAGE FISH AND CHIP SHOP. Sought after riverside village foothills Dartmoor National Park. Impressive premises superbly presented and equipped throughout with fish and chip takeaway, separate newly fitted Chinese/Indian/Thai takeaway unit, kitchens, preparation/ utility areas (new but not used at present), large s/c 2 bedroom apartment. Turnover approx. £2,800pw winter to £4000pw summer. Healthy profits. Genuine potential. Freehold or leasehold options available. Viewing highly recommended.

FREEHOLD OIRO £450,000 SAV
LEASEHOLD OIRO £45,000 SAV

- IMPRESSIVE FISH AND CHIP SHOP
- SOUGHT AFTER RIVERSIDE DARTMOOR LOCATION
- COMPREHENSIVELY FITTED AND EQUIPPED
- SEPARATE ADJOINING TAKEAWAY UNIT [VACANT]
- SELF-CONTAINED 2 BED APARTMENT
- HEALTHY NET PROFITS
- FREEHOLD AND LEASEHOLD OPTIONS AVAILABLE
- REPUTABLE WELL ESTABLISHED CONCERN

LOCATION:

Horrabridge is an ancient village which is situated on the banks of the River Walkham. It is on Drakes Cycle Trail, and is ideally located for those who love walking, riding, cycling or fishing. There are bed and breakfast establishments and a campsite within the village boundaries. The village has its own primary school and there are many different organisations that cater for all age groups. There are two pubs, small range of shops, including a general store and post office, hairdressers, bakers and florists, and of course this award winning fish and chip shop. There is a regular bus service to both Plymouth and Tavistock.

DESCRIPTION:

This popular takeaway is located in the heart of the desirable and sought after riverside Devon village of Horrabridge, which lies on the western fringes of the Dartmoor National Park. The village has a population of around 2,500 and the business draws its custom from the village itself, nearby Yelverton, Dousland, the thriving market town of Tavistock and surrounding hamlets and caravan sites. Consequently, it enjoys an excellent and consistent year round trade.

The premises are available on a freehold or leasehold basis.



They briefly comprise a superbly presented fish and chip takeaway with kitchen and preparation areas, together with a separate adjoining takeaway unit, suitable for a variety of catering styles and an attractive and spacious 2 bed apartment to the first floor. The premises are superbly fitted and equipped throughout and are currently available as a whole on a freehold basis or separately as individual lock up leasehold take away units. The adjoining takeaway unit has been completely refurbished and equipped by the current owner and, whilst it is not being traded for personal reasons, it offers excellent scope for future development. An early viewing appointment is recommended to fully appreciate the location, quality and undoubted future trading potential of this reputable and well established takeaway concern.

SCHEDULE OF ACCOMMODATION:**GROUND FLOOR**

FISH AND CHIP SHOP (5.43m x 4.01m) A well-appointed and superbly fitted takeaway area with fully tiled walls, nonslip floor covering, fluorescent lighting, Nuttall three pan range with built-in filtration system and heated pie cabinets over, service counter, touchscreen cash register with printer, menu display board, Coca Cola refrigeration unit, Insect-o-cutor, meter storage cupboard and access through to:-



PREPARATION AREA 1 (4.18m x 2.09m) With preparation counters, commercial floor covering, tiled walls, griddle, twin deep-fat fryer, stainless steel wash hand basin. Semi open-plan to:

PREPARATION AREA 2 (4.05m x 4.01m) With commercial floor covering, tiled walls, till system, 3 refrigerators, bain-marie and preparation counters
WASH-UP AREA (7.06m x 2.75m maximum) With moveable double drainer commercial sink unit, tiled walls, tiled floor, refrigerators, stainless steel preparation counters and Worcester gas-fired boiler controlling hot water and central heating.

REAR LOBBY/UTILITY AREA With tiled floor, plumbing for washing machine and tumble dryer and delivery doors to rear.

INNER LOBBY With access to:-

SHARED TOILET/WC

ADJOINING TAKEAWAY Well appointed with commercial walls and floor, gas meter, service counter and access to:-

KITCHEN Newly fitted and equipped with full extraction system, commercial wall and floors, new Chinese commercial range, commercial single stainless steel fridge freezer, chest freezer, stainless steel, prep tables, wash hand basin etc.

SEPARATE WC and **BOILER STORE**

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SCHEDULE OF ACCOMMODATION [CONT.]: FIRST FLOOR

To the upper floor, accessed off external stairs to the rear, is an attractive 2 double bedroom apartment, with kitchen/diner, lounge, bathroom and roof patio.

BUSINESS:

TRADE is that of a **THRIVING AND RENOWNED FISH AND CHIP SHOP** which enjoys an enviable trading position in the heart of this sought after Dartmoor riverside village. The business is **WELL ESTABLISHED** and has **ACHIEVED NUMEROUS AWARDS AND ACCOLADES** for its quality fish and chips. The premises have been well maintained and are presented to a particularly high standard throughout. The business has been in the **PRESENT OWNERSHIP** since 2019 and is only now **OFFERED FOR SALE** due to personal reasons.

The business is **CURRENTLY RUN** by one full-time proprietor with some casual part-time staff. The current **OPENING HOURS** are Tuesday, Wednesday and Saturday - 12.00pm till 2.00pm and evenings from 4.30pm till 8.00pm, Thursday and Friday -12.00pm till 2.00pm and evenings 4.30pm till 8.30pm and on Sunday from 4.30pm till 8.00pm.

The business enjoys an **EXCELLENT REPUTATION** with consistent year round trade. We understand that the **TURNOVER** during the winter months is approx. £2,500 - £2,800/wk, and in summer approx. £3,500 - £4,000/wk. This is achieved purely by takeaway sales with no delivery service offered. It is felt that there is potential to introduce deliveries if new owners wished to do so. Additional trading figures will be made available to serious buyers once they have actually inspected the premises.

We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £2,000 to £3,000.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £12,750. To find out how much business rates will be payable there is a business rates estimator service via the website. Council Tax for the flat is Band A.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is:
RESTAURANT AREA C (72)
RESIDENTIAL FLAT - D (67)

TENURE / LEASEHOLD OPTION TERMS:

The premises are available with the benefit of a new 20 year lease, with an initial rent of £350/week, exclusive of rates, subject to rent reviews every 3 years and to the standard repairing and insuring covenants. For fuller details please contact the agents.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Paul Goss or Brian Hasell

01752 206020

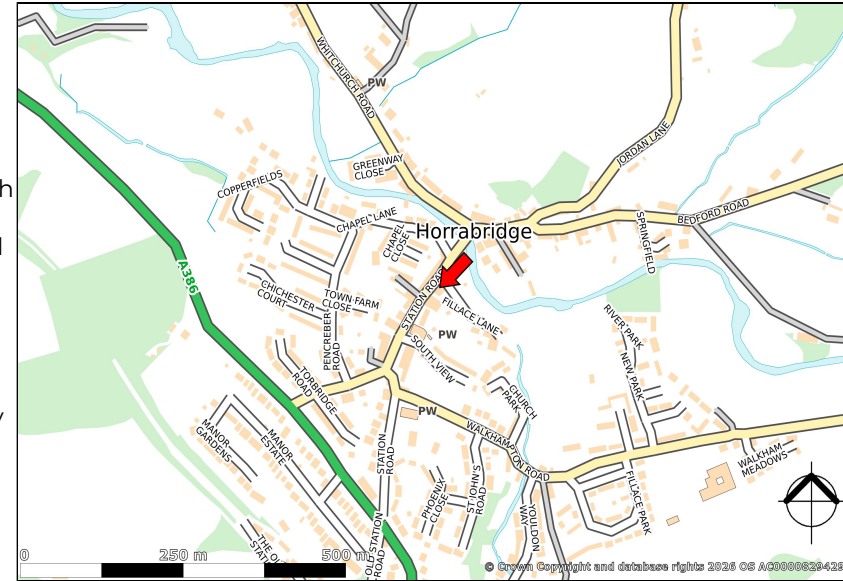
Email enquiries@huntleyandpartners.com

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.



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ANTI MONEY LAUNDERING:

A successful tenant/buyer will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.