



For Sale

177 Stanley Street, Grimsby DN32 7LL

- Takeaway & self-contained flat.
- Established Fish & Chip shop business for sale.
- Potential to increase weekly takings.
- Redevelopment potential of rear outbuilding.

BARKER
PROPERTY CONSULTANTS

www.barkerproperty.uk



Location & Situation

The property is situated along Stanley Street within the town of Grimsby. The immediate area comprises of predominantly a large residential catchment area and is within walking distance of Grimsby's amenities. The property lies at the corner of Stanley Street and Harold Street.

Description

The property comprises a ground floor fish & chip takeaway trading as Mathew's Chippy and comprises of a front sales area with rear prep/storage areas and a W/c. Mathews Chippy has recently been dubbed 'Britain's cheapest chippy' by the media and currently trades between Tuesday to Friday with typical takings circa £1,200 per week.

The business presents significant potential to increase the weekly takings via weekend trading and further details on the business financial information are available upon request.

The first floor comprises of a self-contained one bedroom flat accessible from the side of Harold Street and will be sold with the benefit of full vacant possession.

The rear of the property comprises of an enclosed yard and rear outbuilding which could be redeveloped into residential subject to planning.

Accommodation

The ground floor accommodation comprises of the following areas:

Ground floor - 481 sq. ft (44.75 sq. m)
First floor - 340 sq. ft (31.65 sq. m)

Total: 821 sq. ft (76.40 sq. m)

Planning

We understand the ground floor benefits from use class Sui Generis and the upper flat class C3.

Services

We understand electricity, water and drainage are connected and are excluded from the rent.

EPC

Details available upon request.

Business Rates

We understand the rateable value is £1,325 and the council tax band for the first floor flat is A.

VAT

We understand VAT is not payable at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs.

Tenure

We understand the entire property is held freehold.

Price

The property and business including the fixtures and fittings are available for sale with Price upon Application.

Viewings strictly through appointment via us as sole selling agent.

Contact: Jonathan Barker

T: 01482 753799

M: 07432534668

E: jonathan@barkerproperty.uk

BARKER

PROPERTY CONSULTANTS

www.barkerproperty.uk