

Colin Ellis

Commercial

FOR SALE LEASEHOLD BUSINESS



Ramshill Road Scarborough YO11 2LN

We are delighted to be able to offer this well-established, and fully equipped Fish & Chip takeaway business that is positioned on a prime trading location on the south cliff side of the town. Established in 2010 by the locally renowned fish fryer, Nigel Hodgkins. The business is supervised by owner, but staff operated on a daily basis and benefits from all year round trade and would suit a keen operator looking to take this on. Coming onto the market due to retirement after 40 years of running successful Fish & Chip Shops around Scarborough.

**Guide Price
£125,000**

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Property ID - 111814



LOCATION

From Scarborough Railway Station, proceed over Valley Bridge Parade, leading onto Ramshill Road, the property is on the right hand side and set within a busy parade of shops which include a chemist, dry cleaners, hair salon and Pizza Hut delivery, Sainsburys and two cash machine in the immediate area.

THE BUSINESS

Ramshill Hill Fisheries was established in 2010 and has been trading successfully since by the same owners who have built up an excellent business on limited trading hours. It currently operates;

SUMMER OPENING TIMES

Sun – Weds	4:30pm till 8:00pm
Thursday	4:30pm till 8:30pm
Fri Lunch	11:30am till 1:30pm
Fri Tea	4:30pm till 9:00pm
Sat	4:30pm till 8:30pm

OUT OF SEASON OPENING TIMES

Monday / Tuesday – Saturday

There is potential to open for longer hours if you wish to fully maximise its potential.

CURRENT ANNUAL TURNOVER

£226,000 per year. The business currently operates within the flat rate VAT scheme at 12.5%



RESIDENTIAL & COMMERCIAL SALES PROPERTY MANAGEMENT
MORTGAGE & HOME BUYER SURVEYS RENT REVIEWS VALUATIONS FOR TAX PURPOSES

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SHOP AREA 27'4" x 12'5" [8.33m x 3.78m]

Bow window and glass panel door to the front opening to a customer serving and waiting area, 4 pan Henry Nuttall fish range with over pan hot cupboards, till and wrapping area opening to;

KITCHEN

Open plan kitchen with hob and worktop, storage units.

PREPARATION AREA 15'8" x 12'8" [4.78m x 3.86m]

STAFF ROOM 6'6" x 4'6" [1.98m x 1.37m]

Staff changing area with lockers, fully tiled walls.

STAFF W.C. 5'10" x 4'6" [1.78m x 1.37m]

Low flush WC, wash basin, fully tiled walls.

PREPARATION ROOM 10'6" x 9'8" [3.2m x 2.95m]

Fully tiled walls, wet room flooring with drain, stainless steel worktop, Rumbler and Chipper.

FIRST FLOOR

OFFICE 13'6" x 9'9" [4.11m x 2.97m]

UPVC double glazed window to the side with door leading to small external store room.



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TENURE

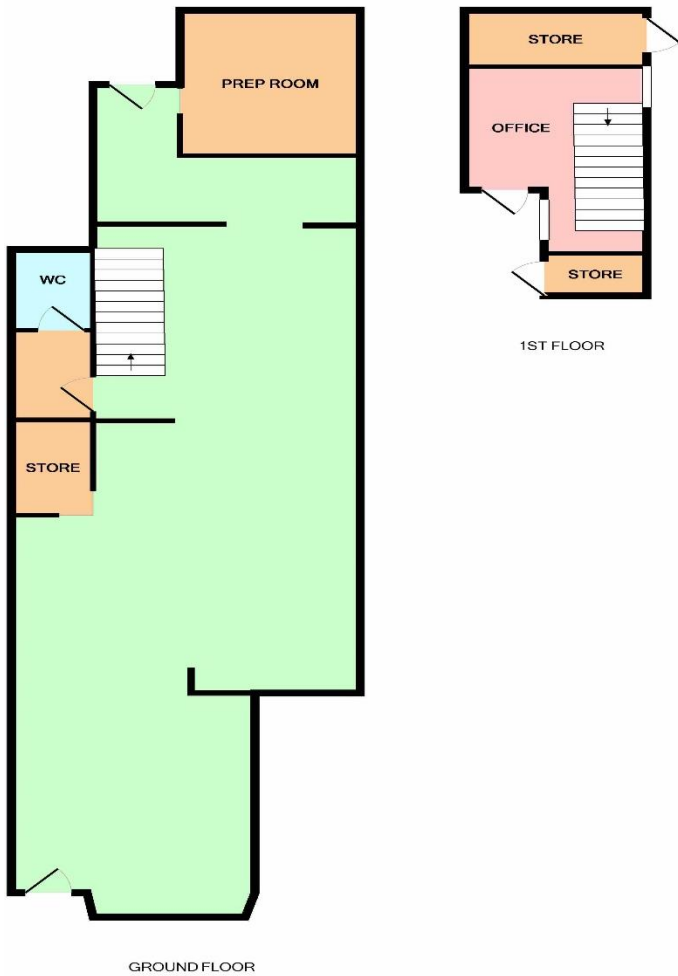
Leasehold with the remaining terms of a renewable Landlord and Tenant Act lease.

LEASE

We believe the current passing rent is £11,600 Per annum

VIEWING

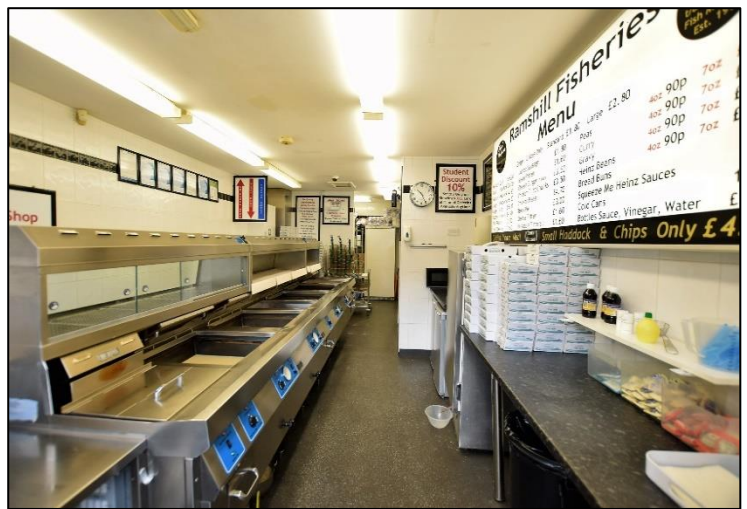
Strictly via sole agents, Colin Ellis Property Services on 01723 363565



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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