



Main Road

Brereton, Rugeley

- Established fish and chip shop business
- Turnover figure supplied by vendor and not independently verified
- Annual rent: £20,000 per annum
- Approximate weekly turnover of £3,000
- Business premium: £70,000
- Excellent opportunity for an existing operator or new entrant to the takeaway sector

£20,000 Per Annum

Local Authority **Cannok Chase**
Council Tax Band **A**
EPC Rating

Retail Area

16'6" x 14'7"

A generously proportioned front retail area providing the main customer-facing section of the business. The space is suitable for counter service, customer waiting and takeaway operations, offering good capacity for a busy fish and chip shop operation.

Kitchen/Prep area

A substantial commercial kitchen and food preparation area positioned behind the main retail section. The accommodation provides ample working space for food preparation, cooking and the day-to-day operation of the business.

Garage One

16'0" x 7'2"

Useful additional storage accommodation suitable for dry goods, packaging, stock, equipment and general business supplies.

Garage Two

15'5" x 7'6"

A further substantial storage area providing valuable additional space for the operation of the business.

L shape kitchen dinner

7'3" x 21'1" x 15'3"

A spacious kitchen and dining area offering flexible living accommodation.

Bedroom

A well-proportioned bedroom providing comfortable accommodation.

Bathroom

6'10" x 4'7"

Bathroom facilities serving the first-floor accommodation.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.