

# Watcombe Chippy

Ref No: 3651

73 Fore Street, Torquay, Devon, TQ2 8BP



## Established & Popular Fish & Chip Takeaway

Prominent Location Within Densely Populated Area

Strong Community Following

Well Equipped with Potential to Increase Trading Hours

Freehold Option Also Available

£35,000 Leasehold

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# Watcombe Chippy

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## LOCATION

Watcombe is primarily a residential area popular with families due to the proximity to several junior and senior schools. The area is also close to The Willows, Torquay's out of town shopping centre which includes Marks & Spencer, Sainsbury's, Boots and other national retailers. Watcombe Chippy is located within a parade of shops which support the local community and include a pharmacy, convenience store, café and other Takeaway businesses.

## DESCRIPTION

A popular Fish & Chip takeaway with the current owners providing an extensive menu including traditional Fish & Chips, scampi, Pukka pies, burgers, kebabs and savoury items such as sausage rolls, saveloys and chicken nuggets. There is also a children's menu available. The takeaway has recently begun a delivery service alongside registering with the delivery apps Just Eat & Food Hub. With this new offering, the business has seen a marked increase in turnover. The takeaway is currently only trading from 5pm till 8pm, Tuesday through to Saturday by choice of the owner. This therefore provides the next proprietor with huge potential to increase these trading hours further on into the evening and the opportunity of trading lunchtimes. This is a perfect turn-key operation and the current owners have confirmed they will provide training should it be required. The premises also benefits from a rear yard which provides access to the private lane and parking for one.

The property comprises:-

### GROUND FLOOR COMMERCIAL CATERING UNIT

Double glazed frontage and recessed side entrance leading into the main customer service area with non-slip flooring through-out. Customer seating area, wall mounted blackboard menus, gas 2 pan range with chip scuttles and heated compartments over. **STAINLESS STEEL PREP AREA** with 4 microwaves and commercial extraction system. Wrapping area with electronic cash register, under counter freezer, large upright commercial fridge, Polar double freezer, small chest freezer and Coke drinks fridge (free loan). To the rear

### WASH-UP AREA

With wipe clean wall-cladding, stainless steel sink unit, wall mounted electric water heater, stainless steel prep area and large upright fish fridge.

### CLOAKROOM

WC, wash hand basin with electric water heater.

### PREP ROOM

With wipe clean wall cladding and non-slip flooring. Bold chipper and rumbler, Bittering oil filter machine, stainless steel sink unit with electric water heater, fish preparation area with commercial weighing scales.

### REAR YARD

Providing access to the rear lane and one parking space.

**SIDE ALLEY**- providing bin storage area.

## GENERAL INFORMATION

### RATEABLE VALUE

£3,900. Please note this is not rates payable. Small business may qualify for Small Business Rates Relief. For further information, we advise you contact the Local Billing Authority, Torbay Council.

### TENURE

The premises are available via a new Internal Repairing (to include shop front) and insuring lease. Further terms to be agreed. Rent is £7,000 per annum. The in-going tenant will be responsible for 50% of the landlords' reasonable legal fees and 39% of the buildings' insurance premium.

N.B. The freehold option is available at an asking price of £110,000.

### STOCK

Wet and Dry stock in trade will be purchased separately by the buyer at valuation on the day of completion.

### INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects.

### SERVICES

We have been informed the premises are connected to all main services.

### EPC E

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