

# Chas & Dave's Fish & Chips

Ref No: 3835

284 Union Street, Torquay, Devon, TQ2 5QZ



## Established & Popular Fish & Chip Takeaway

Prominent Location Within Residential & Commercial Area

Smart Fitout, Well Equipped Plus Ancillary Areas

Trading Evenings Only with Potential to Grow & Develop Business

Perfect Owner Operator Opportunity, New Lease with Terms to be Negotiated

£35,000 Leasehold

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## LOCATION

Chas & Dave's Takeaway Fish & Chip Shop is located in the commercial & residential area of Torre. The premises is close to the large residential development of Torre Marine, the Police Station and surrounded by independent retail outlets and offices. This provides the business with a strong year round trade. There is free short term parking available adjacent to the premises at Brunswick car park.

## DESCRIPTION

Chas & Dave's is a smartly fitted takeaway trading evenings only Monday through to Saturday. This well-established business aims to provide its strong customer base with quality delicious food at excellent value using premium sustainable produce and locally sourced ingredients where possible, with an emphasis on being as environmental friendly as possible. The menu offers a range of traditional Fish & Chips alongside a selection of loaded chips, burgers, sausages, chicken and pies, condiments and cold drinks. Children's meals and Meal Deals are also available. The business is operated by one of the owner's with the assistance of a full time shift supervisor and part time member of staff. The premises is fitted with a L2 Fire Alarm System and CCTV.

The premises comprises:-

A ground floor lock up with double glazed frontage and side entrance leading into

## MAIN TRADE AREA & SERVICE COUNTER

Window seating for 4. Large wall mounted LED menu screens and logoed signage. Three pan gas range with 2 chip scuttles and heated cupboards over, wrapping station, stainless steel prep tables, stainless steel splash back, 4 pot bain-marie, large upright drinks fridge and Express EPOS touch screen till.

## PREP ROOMS

Tiled walls and floor, large upright fish fridge, stainless steel counter, large sink unit, wash hand basin, large upright fridge and freezer, chest freezer. Bold rumbler, Bold chipper, electric oil filter machine, commercial microwave.

## DRY STORE ROOM

## STAFF WC

## COVERED REAR YARD WITH WET ROOM

Tiled walls and floor, 4 chip tubs and large chest freezer.

## STORAGE ROOM

## GENERAL INFORMATION

## RATEABLE VALUE

£3,500. Please note this is not rates payable. For further information we advise you contact the Local Billing Authority, Torbay Council.

## TENURE

The premises is available via a new commercial lease with repairing and insuring obligations at a guide rent of £8,000 to £10,000 per annum. Further terms to be negotiated.

## BUSINESS

We have been informed the turnover for Year End July 2019 was circa £98,000 with an abridged net profit of approximately £25,000.

Accounting information will be made available to bona fide clients following a formal viewing.

## SERVICES

All services are connected to the premises.

## INVENTORY

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

## STOCK

Wet and Dry stock in trade will be taken over by the purchaser at valuation on the day of completion.

## EPC AWAITING

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