

The Fish Plaice

Ref No: 3151

1 Victoria Street, Paignton, Devon, TQ4 5DH



A Rare Opportunity to Purchase a Long Established Fish Monger

Highly Visible, Prime High Street Location

20 Minutes from the Renowned Brixham Fish Market

Well-equipped Lock up Unit with Long Standing Customer Base

Training will be Provided if Required

£35,000 - Leasehold

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LOCATION

The Fish Plaice is situated in a highly visible, prime high street location on a corner plot with Victoria Street, the main shopping street, and Torquay Road, the main road connecting Paignton and Torquay. This busy town centre location ensures a high level of passing trade. Paignton is also a very popular tourist destination providing an extra boost in customers during the busy holiday seasons.

DESCRIPTION

This double fronted lock up unit has been trading as a fish mongers since 1986, with one owner in occupation for 30 years. The current owner has been trading for approximately 2 years and only due to other business commitments has reluctantly decided to place the business on the market. The Fish Plaice is well equipped and includes a range of new equipment purchased by our client in the last 24 months. The business has an excellent reputation for offering a fantastic selection of wet & cooked fish and shellfish species which are bought daily from the nationally renowned Brixham Fish Market provides a range of frozen products available. The Fish Plaice supplies individual customers as well as wholesale clients and there is also the option to post fish with next day delivery. The opening hours are 8.30am-4pm Tuesdays to Fridays, 8.30am-3pm Saturdays and Mondays. The business is operated by 1 lady owner with the support of her husband.

The accommodation comprises:-

MAIN TRADE AREA

With central entrance and tiled floor. Two chiller display units to the windows, central service counter with stainless steel work top, blackboard menu, 2 electronic scales, till draw and TurboVac machine. Stainless steel splashback, prep tables, large sink unit and wash hand basin with electric water heater. Large double fish fridge, upright display fridge and cooked fish fridge.

Corridor through to the rear with washer dryer leading to the **Staff Cloakroom**.

BASEMENT

Used as a storage area with 2 large chest freezers, cooked and uncooked small chest freezers and 2 waste freezers. The generators for the chilled window displays are also housed in the basement.

GENERAL INFORMATION

RATEABLE VALUE

£11,000. Please note this is not rates payable. For more information we advise you contact the Local Billing Authority, Torbay District Council. Tel. 01803 201201.

BUSINESS

The majority of the fish and shellfish products are bought at Brixham Fish Market on a daily basis. In order to participate at auction the purchaser must obtain a Fishing Buying Licence through Torbay Council at a cost of £315 per annum. New buyers will then be asked to place a bond with Brixham Trawler Agents of circa £2,000. We have been informed that Fish Mongers are zero rated for VAT. Accounting information will be made available to bona fide applicants following a formal viewing.

TENURE

The premises are available by way of an assignment of the current 10 year lease effective from March 2017 at a rent of £11,000 per annum, rising to £12,000 per annum in March 2019. There is a service charge of £516.75 per quarter to cover any repairing and insuring obligations.

SERVICES

All main services are connected to the premises.

STOCK

Stock in trade will be taken over by the purchaser 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.

EPC RATING E



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