

Frydays Fish & Chips Takeaway

Ref No: 3273

41 Pines Road, Exmouth, Devon, EX8 5NH



Fish & Chip Takeaway Unit with Year Round Trade

Located in Large Residential Area within Parade of Shops

Trading Evenings Only Monday to Saturday

Customer & Staff Parking

Huge Potential to Increase Trade

£29,950 Leasehold

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk



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LOCATION

Exmouth is situated at the mouth of the beautiful Exe Estuary and at the very beginning of the Jurassic Coastline. It is described as one of the most picturesque holiday resorts on the south coast and only 10 minutes car drive from the M5 motorway and well served by public transport. Frydays Fish & Chip Takeaway is located in the densely populated residential area of Brixington and is nearby to Devon Cliffs Holiday Park. The area is home to Brixington Primary Academy which has circa 433 pupils and is only a couple of miles away from the town centre of Exmouth. The town, which is only 11 miles from the city of Exeter, has become popular with commuters due to its excellent rail and road links.

DESCRIPTION

Frydays is a lock up unit situated within a parade of shops including McColls convenience store and a Pharmacy. The premises benefits from free customer parking adjacent with unrestricted parking available for proprietors. The takeaway operates evenings only 4.30pm – 8.45pm Monday to Saturday and closes for approximately 4 weeks of the year for staff holidays. The running costs of the business are low allowing the owner to remain extremely competitive on price point. The menu includes the traditional fish & chip choices and side order options, along with burgers, jacket potatoes, chicken portions and a kids menu. A selection of soft drinks are available for purchase. Frydays does not operate a delivery service and with the possibility to extend the operating hours, there is huge potential to increase the turnover and therefore the profits of the business. For further information please go to www.frydaysexmouth.co.uk

The accommodation comprises:-

MAIN TRADE AREA

Large double glazed frontage with central entrance leading into the customer waiting area with service counter & overhead menu display, cash register, wrapping station and wash hand basin. The unit is equipped with a Kiremko 2 pan gas range with chip scuttle and heated display cabinets, counter top deep fat fryer, 2 microwaves, fish fridge, stainless steel prep tables, 2 pot Bain Marie, counter top 2 plate electric hob and larger upright freezer.

OFFICE / STOREROOM

Sink unit with double drainer and electric water heater, roll top work surfaces, wall mounted storage shelves, large upright fridge and 2 chest freezers.

STAFF CLOAKROOM

Exit to rear carpark with **Bin Storage**.

GENERAL INFORMATION

BUSINESS RATES

2017 List: £3,750. **Please note this is not rates payable.** For further information we advise you contact the Local Authority. Qualifying Small Businesses will be eligible for 100% Rates Relief.

TENURE

The premises are available via the assignment of the current 7 year lease from December 2012. The rent is £4,500 per annum and the tenant has repairing and insuring obligations. We have been informed the

Landlord will either extend the current lease or grant a new lease to the in-going tenant subject to satisfactory references and credit check.

BUSINESS

Frydays is owner operated with the assistance to 2 part time staff both on 16 hours per week. The turnover for year ending September 2017 was £53,610 with an abridged net profit figure of £20,844. Further accounting information will be made available to Bona Fide applicants following a formal viewing arranged through Bettsworths, 01803 212021.

SERVICES

The premises are connected to all main services.

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.

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettsworths. tel. 01803 212021.

EPC RATING C

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FRYDAYS		BURGERS		JACKETS		EXTRAS		PENSIONERS SPECIAL	
CHIPS	SML MED LRG	1/4 LB PLAIN	£2.90	PLAIN	£2.90	CHEESE & ONION FRITTER	£1.30	SMALL COD, SMALL CHIPS	£4.00
CHEESY CHIPS	£1.50 £2.00 £2.40	1/4 LB CHEESE	£3.10	CHEESE	£3.40	PEA FRITTER	£1.30	KIDS MENU	
COD	£2.70	1/2 LB PLAIN	£4.15	CHEESE & BEANS (TUNA/PRAWN)	£3.90	PINEAPPLE FRITTER	£1.30	FISHCAKE X2 & CHIPS	£5.40
HADDOCK	£2.80 £4.00 £5.00	1/2 LB CHEESE	£3.10	SAUSAGES	REG JMB	ONION RINGS	£1.30	FISHCAKE X3 & CHIPS	£5.40
PLAICE	£4.50	CHICKEN BURGER	£3.00	SAUSAGE	£0.85 £1.40	MUSHY PEAS	£1.00	NUGGETS X3 & CHIPS	£5.40
SCAMPI	£4.10	VEGGIE BURGER		BATTERED	£0.80 £1.50	CURRY SAUCE	£1.00	COD BITES X4 & CHIPS	£5.40
COD ROE	£4.10	PIES		SAVELOY	£1.50	GRAY	£1.00	ALL KIDS MEALS INCLUDE A DRINK	
FISH CAKES	£0.90	STEAK & KIDNEY	£1.40	CHICKEN		BEANS	£1.00	DRINKS	
COD BITES	£3.00	CHICKEN & MUSHROOM	£2.40	CHICKEN PORTION	£3.45	BATTERED ROLL	£0.40	CANS	
		TRADITIONAL PASTY	£1.90	CHICKEN NUGGETS	£2.90	BATTERED BURGER	£1.90	FRIDGE COOLDRINK	£0.55



www.bettesworths.co.uk
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