

Watcombe Chippy

Ref No: 3459

73 Fore Street, Barton, Torquay, Devon, TQ2 8BP



Established & Popular Fish & Chip Takeaway

Prominent Location Within Densely Populated Area

Strong Community Following

Potential to Increase Trading Hours

Of Interest to Investors & Owner Operators

£110,000 Freehold

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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 which was refurbished in early 2018. The currently owners provide 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 is currently only trading from 5p 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 through lunchtime. The business may also benefit from an introduction of delivery service. The takeaway, which benefits from a 5* Hygiene Rating, has a strong community following. 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 premises 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

Freehold.

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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