

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

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REF: NE2145



North East Commercial
Property & Business Agents

TRADITIONAL FISH & CHIP SHOP with HOUSE t/a "The Priory Fish Shop"

80 - 84 Church Street,
Guisborough TS16 6BX



- Reputable and popular business.
- No late opening hours.
- In same ownership since 2019.
- Spacious 3 bed house included.
- Main road location in pleasant town.
- Genuine reason for sale.
- FREEHOLD GUIDE PRICE £350,000 plus stock.

0191 487 8566

www.northeastcommercial.co.uk

Location

The business is located within a pleasant terrace on Church Street just to the north of St Nicholas Church and close to the main shopping district.

Guisborough is located within the borough of Redcar & Cleveland on the edge of the North Yorkshire Moors and equidistant between Nunthorpe and Saltburn by the Sea. There are good road links in and out of the area and this business has free on street parking directly outside.

Business

This is a long-established traditional fish and chip shop which has been in our clients' ownership since 2019 but is now reluctantly placed on the market due to ill health

The business is located close to the main town centre but in a mixed-use commercial and residential area. The business is not traded hard and there is potential for new owners to drive sales, particularly through the expansion of the menu, trading hours and the introduction of a more extensive delivery service.

This is a rare to the market freehold hot food opportunity and viewing is recommended to appreciate the scope for the business and the living accommodation.

Property

Comprises an extensive mid- terraced three property in excellent order throughout and which has been updated and modernised over the last 3 years. The fish shop and house are self-contained spaces with separate access.

Ground Floor:

Sales Area circa 365 sq.ft. (34 sq.m.).

Kitchen / Prep circa 180 sq.ft. (17 sq.m.).

External Staff WC

Living Accommodation: circa 1,000 sq.ft. (93 sq.m.)

Ground Floor:

Lounge 1

Kitchen/Diner

First Floor:

Lounge 2

Bedroom 1 double

Bedroom 2 double

Modern Bathroom

External:

2x Separate Yards

Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property



Trading Hours

Tuesday - Wednesday		4pm - 8pm
Thursday - Friday	11am - 2pm	4pm - 8pm
Saturday		3pm - 7.30pm
Sunday – Monday		closed

Staff

The business is operated by a manager with the help of 2 part time staff plus bank staff.

Services

Mains electricity, gas, water and sewerage services are connected to the property and the house has central heating and double glazing installed.

Tenure

We are informed that the property is FREEHOLD. Interested parties should seek legal confirmation.

EPC

Rating - D.

Rates

Rateable Value £7,000

Rates free incentives are available subject to status.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.