

BUSINESS FOR SALE - DUE TO RETIREMENT

FULLY-FITTED FISH & CHIP SHOP

WITH A5 (HOT FOOD TAKE-AWAY) PLANNING CONSENT

72.59 SQ M (781 SQ FT)



UNIT 3 THE PRECINCT
PORTISHEAD
NORTH SOMERSET
BS20 6AH

0117 973 1474

LOCATION

Portishead is a coastal town in North Somerset and a suburb of Bristol approximately 7 miles southwest of Bristol City Centre, accessible via the A369 Portway Bypass from Junction 19 of the M5 Motorway.

The property is located within The Precinct Shopping Arcade, located just off Portishead High Street, which forms part of the Town Centre's main retailing pitch. There is a free car park to the rear, off Wyndham Way (A369). Other national occupiers nearby include Greggs Bakery, Barclays Bank, Costa Coffee, Boots, Impero Lounge and Iceland.

DESCRIPTION

- Ground floor take-away unit, trading as Blue Seas Fish Bar, in busy shopping precinct off High Street.
- Customer sales area with fully-glazed shopfront with return frontage, 3-pan gas frying range with servery counter, suspended ceiling with inset spot-lighting, shop-fitted walls, Altro non-slip flooring.
- Partitioned rear ancillary area with open plan cooking & food prep area, stainless steel prep tables, strip-lighting, shop-fitted walls, Altro non-slip flooring, free-standing storage & freezer units.
- Fully fitted in 2014 full inventory available upon request.
- Potential to increase turnover, with extended opening hours, advertising and increased/widened product range.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), comprising the following approximate areas:-

Description	sq m	sq ft
Ground Floor	72.59	781
WC	-	-
Net Internal Area	72.59	781
Rear Yard Parking (2 spaces)	-	-

TENURE

Occupied on a 15-year lease from 10 February 2014 with tenant-only break clause at the $10^{\rm th}$ anniversary, on an effectively Full Repairing & Insuring basis, at passing rental of £18,000 per annum exclusive.

TERMS

A premium of £60,000 is sought for an assignment of the lease, goodwill fixtures & fittings, equipment and stock. Alternatively, a new lease may be considered (subject to Landlord's consent).

BUSINESS RATES

The Valuation Office Agency website states the premises are currently entered into the rating list as follows:-

Description: Shop & Premises

Rateable Value: £15,000

Interested parties are advised to make their own enquiries of the Valuation Office agency to ascertain the exact rates payable.

SUBJECT TO CONTRACT & VACANT POSSESSION JANUARY 2018

COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All prices are quoted exclusive of VAT whether or not chargeable.

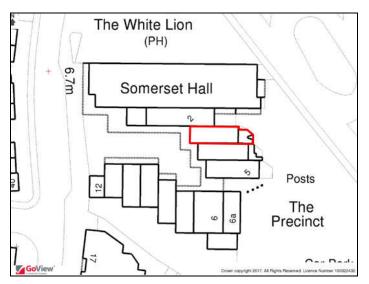
PLANNING

The premises has planning consent for A5 (Hot Food Takeaway) under the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries to clarify their proposed use will be permitted.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Available upon request.

LOCATION PLANS





VIEWING & FURTHER INFORMATION

Strictly through sole agents ETP Property Consultants:-

Anthony Walker 0117 317 1721 Anthony@ETPproperty.co.uk Julian Bladen 0117 317 1723 Julian@ETPproperty.co.uk

These particulars are issued on the understanding that all negotiations respecting any properties are undertaken through ETP Property Consultants (E T Parker). ETP Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their correctness; (iii) No person in the employment of ETP Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor; (iv) Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction; (v) All plant, machinery, equipment, services, fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation and (vi) No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties that have been sold or withdrawn.