



PROPERTY CONSULTANTS

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

0 1 1 7 9 7 3 1 4 7 4

ETP PROPERTY CONSULTANTS & CHARTERED SURVEYORS

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www.ETPproperty.co.uk

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 10th 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.

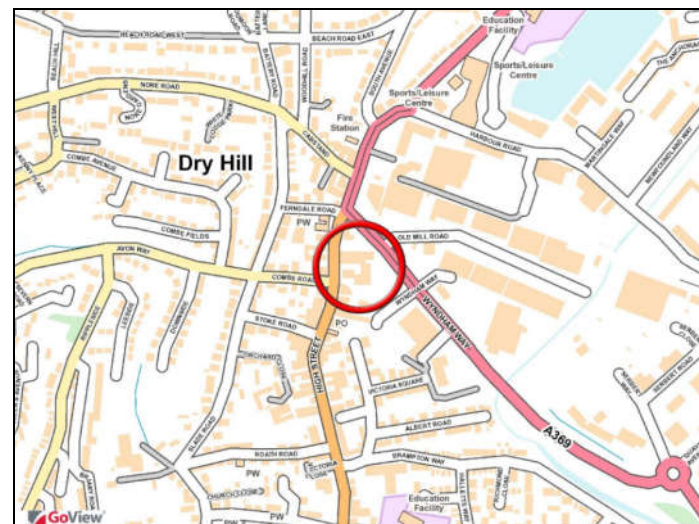
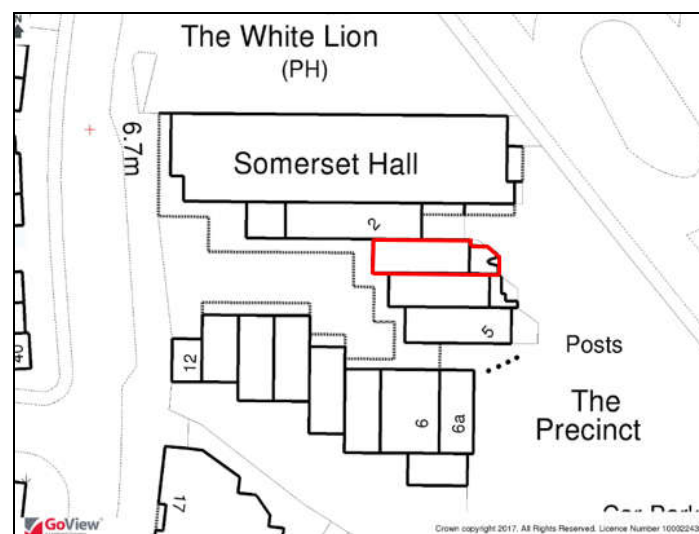
PLANNING

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:-

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