



**COMMUNITY FISH & CHIP TAKE-AWAY WITH ESTABLISHED
AND PROFITABLE TRADE**

KNOWN AS

**NORTHAM FISH BAR, 17 CROSS STREET,
NORTHAM, BIDEFORD, NORTH DEVON, EX39 1BS**

For Sale By Private Treaty Subject to Contract

- Within favoured community village*
- 2 bed self contained accommodation above, suitable for owner occupier or rental income*
 - Ideal husband & wife / family venture*
 - Established and profitable income*
- Trading just 1 lunchtime & 6 evenings per week*
 - Rear patio garden*
- No experience necessary with training available if desired*

PRICE: Offers are invited in the region of £195,000 for the Freehold interest to include trade fixtures, fittings and equipment, goodwill of the business plus SAV

LOCATION

Northam itself has its own supermarket, post office, restaurant, florists, public houses, newsagents, primary and infant schools, church and swimming pool with the market town of Bideford having a more comprehensive range of facilities.

Bideford has a resident population, circa 14,000 and this is dramatically swelled during the summer months from the influx of tourists. The Town is of considerable character and known as “the little white town” as described by Charles Kingsley. It sits alongside the River Torridge and is still a busy port and has a wide range of shops, amenities and facilities and is close to the coast at Westward Ho!, Appledore and Instow. It is approximately 11 miles from the regional centre of Barnstaple and there is easy access to the M5 at Tiverton which is approximately 40 miles distant.

THE SITUATION

The property is located within Cross Street just off the main road through Northam, Fore Street. Also located within Cross Street is one of the two village public houses.

Northam Fish Bar is the only fish and chip shop in the village.

THE PROPERTY AND CONSTRUCTION

The building has a double shop frontage with rendered elevations above under a part pitched roof. There have been latter extension to the rear to provide further back-up and kitchen space. There is a self contained entrance at ground floor level giving new owners the opportunity to either owner occupy the premises or raise additional income from rental of the flat (estimated at £500 pcm). The commercial parts provide takeaway servery with a two pan Frank Ford gas fryer. To the rear is kitchen, freezer and preparation area with adjoining potato store. There is a garden to the rear which is part decked, part patio with an owners workshop and rear access. The self contained accommodation is based on two floors and is utilised as 2 bedrooms, lounge, kitchen and newly installed bathroom.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest.

THE BUSINESS

The business was established in 1971 and still maintains a profitable trade from a turnover of £73,000. Being owned by a husband and wife team the business is generally operated by one of the partnership plus a member of staff who undertakes approximately 26 hours per week. It is thought that if new owners did not have the staffing requirement of the current owners the profitability could be further increased by reducing the wage bill. The current trading hours are Friday 12pm - 1.30pm and Monday - Saturday 5pm - 8.30pm, winter 9.30pm summer.

THE STOCK

Any current stock to be purchased at valuation upon completion.

THE INVENTORY

The property is sold with an inventory of trade fixtures, fittings and equipment.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

VAT

Payable, if applicable, at the prevailing rate.

THE ACCOMMODATION (*comprises*)

Double fronted SHOP UNIT

27'10 x 14'6 (8.50m x 4.40m) 1 x fridge, 1 x freezer, Frank Ford 2 pan gas fryer, work surface, 4 pot Bain Marie, stainless steel preparation desk, till, extractor system, strip lighting, CCTV, griddle, stainless steel single drainer sink, hot water heater, non slip floor

Separate OFFICE / STORE

CLOAKROOM

Low level w.c., wash hand basin, non slip floor

KITCHEN / PREPARATION AREA

3 x chest freezers, electric oven and 4 ring

hob, upright fridge, commercial fish keep, washing machine, double drainer stainless steel sink, worktop, shelving, stainless steel wash hand basin

POTATO STORE

Rumbler, chipper, double glazing, stainless steel single drainer sink, spare rumbler, door to outside

FIRST FLOOR

Self contained entrance to hallway with carpeted stairs to first floor

Landing with carpet, radiator heating

LOUNGE

18'6 x 13'5 (5.65m x 4.10m) carpet, radiator heating, double glazing

THREE PIECE BATHROOM - to be installed prior to completion

Vinyl flooring, heated towel rail, low level w.c., wash hand basin, bath and electric shower over

KITCHEN

Tiled floor and walls, plumbing for washing machine, eye and base unit, work surface, under stair storage, extractor fan and light, overlooking garden

SECOND FLOOR

BEDROOM 1

16'11 x 8'11 (5.15m x 2.70m) carpet, radiator heating, double glazing overlooking garden

BEDROOM 2

17'0 x 9'8 (5.20m x 2.95m) carpet, radiator heating, double glazing, views towards sea and estuary, storage and airing cupboard

OUTSIDE

There is a rear garden area which is part decked, part patio and has an owners workshop and rear access.



IMPORTANT NOTICE

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, 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 purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of JD Commercial has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of JD Commercial, nor into any contract on behalf of the Vendors.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
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