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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

ESTABLISHED PROFITABLE FISH & CHIP TAKEAWAY BUSINESS

WITH PRIVATE ACCOMMODATION PROMINENTLY SITUATED IN A WIDELY
UNOPPOSED POSITION OPERATING FROM SUBSTANTIAL RECENTLY REFURBISHED
DETACHED PREMISES

**“FISHER’S FRYER”, 18 QUEEN STREET,
ASPATRIA, CUMBRIA CA7 3AR**



£328,000 AS A GOING CONCERN & SAV

EXTREMELY WELL APPOINTED AND PRESENTED
FRONT SHOP WITH GAS FIRED RANGE (3 FRYERS, 2 CHIP BOXES),
2 LARGE PREP ROOMS AND POTATO STORE;
1 OR 2 BEDROOMED FLAT
ONLY OPEN 18 HOURS PER WEEKS SO UNEQUALLED OPPORTUNITY TO EXPAND
ALREADY SUCCESSFUL BUSINESS

FOR SALE DUE TO IMPENDING RETIREMENT

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
VAT Reg No: 256 4393 42
Directors: DA Harrison (Chairman); J.T Brockbank; J Dixon ; JJ Dixon; IJ Heslop A.I.A (Scot);
RE Jackson; S Robertson F.I.A EST (Scot); B Walton; JT Wilson C.A

D W Bulman F.R.I.C.S.
Estate Agency Manager
I M Graham
Company Secretary

ALSO AT 8 STATION ROAD, SILLOTH CA7 4AE - TELEPHONE 016973 32018

Directions

The property is located fronting the A596 on the left entering the Town from Wigton and just before the free Town Car Park.

General Description

The accommodation briefly provides:-

GROUND FLOOR

Side Hall

24' x 7'. Tiled floor. Power points for freezers etc.

Store with plumbing for W.C./wash hand basin

Front Shop

20' x 14'. Martyn Edwards stainless steel gas range incorporating 3 fryers, 2 ship boxes and 3 double heating racks. Fully tiled walls and non slip floor.



Prep Room

13'2" x 8'6". Gas hob. Stainless steel sink. Tiled walls, non slip floor. Cellar access



Prep Room

13'7" x 12'8". Stainless steel sink and taps. Tiled walls and non slip floor.



Potato Room with **Store**. Doors opening to 2 car parking spaces.

IMPORTANT NOTICE

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatever in relation to these properties. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest please ask for further information.

FIRST FLOOR

FLAT

New Bathroom

3 piece suite

Living Room

10'6" x 17'8"



Dining Room/Bedroom

15' x 10'



Kitchen

14'5" x 7'7". Electric oven/hob, plumbed for washing machine. New floor and wall mounted units with extensive work surfaces. Stairs off to:-



SECOND FLOOR

Large Attic Bedroom

20' x 15' overall plus eaves storage.

Turnover

The present turnover will show to the end of July a figure just under the VAT registration threshold i.e. circa £68,500.

Business Rates & Council Tax

We are advised that the Business Rates currently stand at approx. £384.40 per annum and the Council Tax for the unoccupied living accommodation is to be advised

Trading Hours

Sunday, Monday, Tuesday

Closed

Wednesday to Saturday

11.30 am to 1.15 pm & 5.00 pm to 8.00 pm

Viewing

Strictly by appointment through the Agents, Hopes of Wigton 016973 43641

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