



**FISHER
WRATHALL**
COMMERCIAL

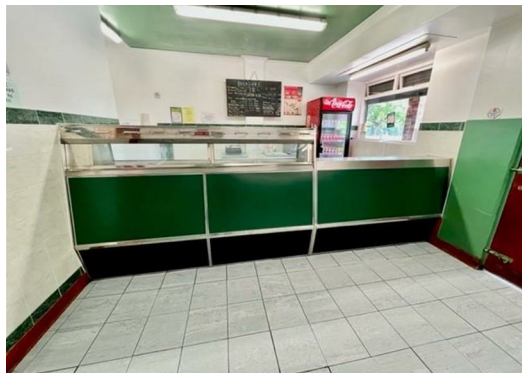


Brendan's Chippy, 10 Ridge Square, Lancaster, LA1 3HR Offers In The Region Of £18,950

FOR SALE - Leasehold Business as a Going Concern. Long established neighbourhood Fish & Chips business having been run by the present owner for some 25 years and now offered for sale as a genuine retirement sale. Steady turnover from limited hours so scope for improvement with longer hours and extra lines. Realistically priced to sell. Being sold as it is, fully operational.



Scan Me For More Details



Location

Neighbourhood setting off Patterdale Road providing fish and chips to local people.

Description

Leasehold Lock Up ground floor premises having been used by the business owner for some 25 years as a fish and chips shop.

Retirement sale.

Accommodation

Ground Floor

Sales Shop

24'9" x 13'1" (7.564 x 4.009)

Maximum overall measurement into potential Dining Area, Frank Ford gas range fryer, adjoining serving bench, space for display fridge and space for till.

Preparation Room

23'8" x 6'7" (7.221 x 2.007)

Plus recess, 2 serving benches, extractor.

Kitchen

12'2" x 6'3" (3.715 x 1.924)

Sink unit, Rumbler, Chipper, Vokera gas water heater.

Services

All mains services connected.

Lease Terms

We are advised that there are currently 2 years remaining on the existing lease at a passing rent of £2,900 per annum. The current landlord is Lancaster City Council.

Legal Costs

The in going tenant to be responsible for the landlords reasonable legal costs incurred in connection with preparation of the lease.

Accounts

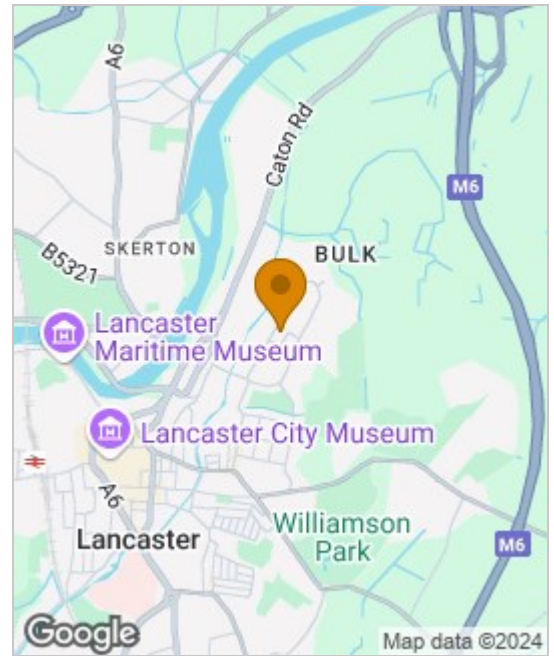
Accounts can be made available for inspection.

Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny

Street, Lancaster, LA1 1XN.

Please call 01524 69922 to arrange or email: info@fwcommercial.co.uk



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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