



A WELL-LOCATED AND SUCCESSFUL FISH AND CHIP SHOP WITH SELF-CONTAINED FLAT OVER, AVAILABLE FOR SALE FULLY EQUIPPED AS A GOING CONCERN.



**AJ'S TAKEAWAY
45 ATHERLEY ROAD
SHANKLIN
ISLE OF WIGHT
PO37 7AU**

Situated overlooking Atherley Road, which links the Town Centre of Shanklin with Hope Road, in turn leading down to the Esplanade and beach, and located amongst other fast food outlets and within easy reach of the wealth of hotels and self-catering apartments in the area, with a municipal car park directly opposite.

Shanklin itself is an ever-popular resort town, enjoying a year-round trade supplemented considerably by tourism, and the town boasts a wide variety of facilities within its boundaries, including Shanklin Chine, The Old Village, Shanklin Theatre, and the Esplanade overlooking Sandown Bay, amongst others.

AJ's Takeaway is a long-established and successful business in the area, with the benefit of a separately-accessed flat over, and it is worthy of early inspection. Further details are as briefly outlined overleaf.

PRICE GUIDE - £210,000 FREEHOLD

These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy.

All measurements are approximate.

Unless otherwise stated, all prices and rents are quoted exclusive of VAT

GROUND FLOOR	Having recently benefited from a total refit, the business presents extremely well and is very well-equipped for purpose. The accommodation is as indicated by way of the attached floor plan, which is for identification purposes only and not necessarily to scale.
FIRST FLOOR	Separate access either internally or externally leads up to the residential flat, which is single-bedroom and possibly available as owner's accommodation or could equally suit being let as a separate income-producing investment. It comprises a bedroom, lounge, domestic kitchen and bathroom.
THE BUSINESS	AJ's Takeaway is very long-established as a traditional fish and chip shop takeaway, and is available fully equipped as a going concern with an inventory to be available in the event of a successful sale. Turnover and accounts can be discussed, but only with bona fide applicants and/or their professional advisors, and this and other information may only be provided subject to signature of a confidentiality agreement.
SERVICES	Water, electricity, drainage and gas are all understood to be connected. Interested parties should always check the availability and suitability of main services to their own satisfaction.
RATEABLE VALUE	From April 2023 – £2,450 UBR 2025/26 @ 49.9p in the £. Interested applicants may wish to verify this information with the Rating Office on 01983 823920.
COUNCIL TAX	Band A.
EPCs	TBC.
TENURE	We are advised that this is Freehold.
POSSESSION	Upon legal completion.
PRICE GUIDE	£210,000 for the benefit of the Freehold interest, fixtures, fittings and goodwill.
LEGAL COSTS	Each party will bear their own legal & professional costs in respect a sale.
VAT	We are not aware of any VAT liability in respect of this property. However, interested parties should always check the VAT status of any property to their own satisfaction.
VIEWING	If required, this will be <u>VERY STRICTLY</u> by prior appointment via the agents, through whom all discussions and negotiations must be conducted.
REFERENCE	14052025/AJsTakeaway-Shanklin/3-Mar-26

