

Business For Sale : £195,000 Premium

Rent : £25,000 per annum (Lease to Assign)

Fish'O'Licious, 113 Regent Road, Great Yarmouth, Norfolk NR30 2AE

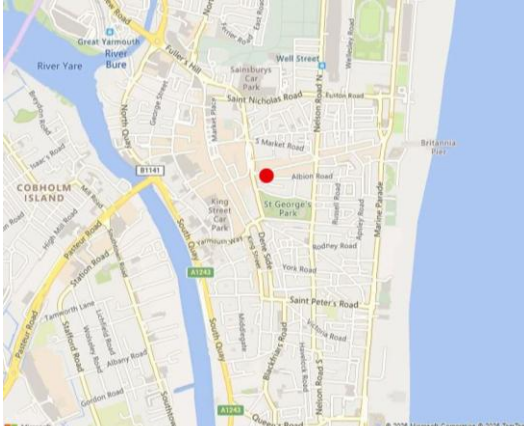


Business For Sale / Lease to Assign

Town Centre / Tourist Located Restaurant & Takeaway Premises

- Prime location for all year round plus tourist business
- Prominent frontages
- Takeaway & restaurant uses (48 covers inside + 24 covers outside)
- Long established and profitable business
- Includes 1 bedroom living accommodation above

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Great Yarmouth

Great Yarmouth has a residential population of 93,400 and a population of 205,000 within half an hour travelling time. The town is the third largest UK seaside destination and it also adjoins the well known Norfolk Broads National Park.

Great Yarmouth is a major employment area with a strong manufacturing and warehousing base and a busy seaport with deep water outer harbour serving the offshore oil and gas industry.

The area has been enhanced in recent years by a steady programme of road improvements which have provided a vastly improved road link to London, the industrial centres of the Midlands and the North. A third river crossing (Herring Bridge) has now been completed.

Location

Prominent corner position at the intersection of Regent Road and Temple Road / Alexandra Road. The immediate area is established with restaurants and shops including KFC, McDonalds, Market Gates Shopping Centre, Troll Cart (Wetherspoons) and the main town centre bus stop.

Description

Prominent corner position within the town centre and on the main tourist street of Regent Road. Configured to the front as a takeaway fish and chip shop and to the front, side and rear as an air conditioned restaurant with 48 covers and outside seating of 24 covers. The kitchen and prep room are well equipped to offer traditional fish and chips plus a wide range of other menu items. WC facilities on the first floor accessed from the main restaurant area.

Above and arranged on the first and second floors is a self-contained apartment comprising of a living room / kitchen, large bedroom, bathroom and store room / office.

The restaurant business has been in the current ownership for approximately 12 years been a traditional fish and chip shop for many decades. Open 362 days of the year with the main trade at lunch and tea times and during the summer period evening meal times. The business trades 11.30am to 7.00pm and there is scope to expand the hours and trade. The business is run by a husband and wife team with 3 full-time staff and 4 part-time staff. Just Eat and Uber Eats deliveries are provided to the surrounding area. The business enjoys a good reputation and trades with 5 star food hygiene rating.

The business sale will include an inventory of well maintained trade fixtures, fittings and equipment. This includes a large range and walk in chiller and freezer. Accounts information will be available further to a viewing of the business. This is a profitable and successful business and a reluctant sale due to a planned retirement after approximately twelve years of trading.



Accommodation

Front takeaway area	19.8 sq. m	213 sq. ft
Restaurant area	71.2 sq. m	766 sq. ft
Storage areas	42.3 sq. m	455 sq. ft
First floor WC		
Basement storage room	15.5 sq.m	167 sq. ft
Total	148.80 Sq. M	1,601 Sq. Ft
First and second floor 1 bed apartment		

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Plant & Equipment

Not all the systems or equipment in the property have been tested by the owner or their agent to ensure that they are in working order. Prospective tenants should rely on their own investigations.

Fixtures, Fitting & Equipment

An inventory of trade fixtures and equipment to be agreed at offer stage. The fixtures, fittings and equipment owned by the owner remaining in the property on the day of completion are included in the sale. All items owned by third parties are not included in the sale.

Services

Mains water, electricity and drainage are connected to the property.

Tenure

Leasehold. An assignment of an existing Lease for a term of 20 years from 2025 on tenant's full repairing and insuring terms. Rent passing of £25,000 per annum exclusive.

Terms

Premium of £195,000 for the trade fixtures, fittings, equipment, and business goodwill (subject to contract) plus stock at valuation on completion.

TUPE

Any buyer will be required to comply with the relevant legislation in respect of current employees.

Possession

Vacant possession upon completion of an assignment of the existing Lease and purchase of the business.

Planning & Licencing

The property is established as a takeaway and licenced restaurant with living accommodation above.

Business Rates & Council Tax

Rateable Value £17,500. Rates payable approximately £6,685 for 26/27.

The residential part has a council tax band 'A'.

EPC

The Property has an Energy Performance Rating of "D" (Rating 85). The Certificate and Recommendation Report are available upon request.

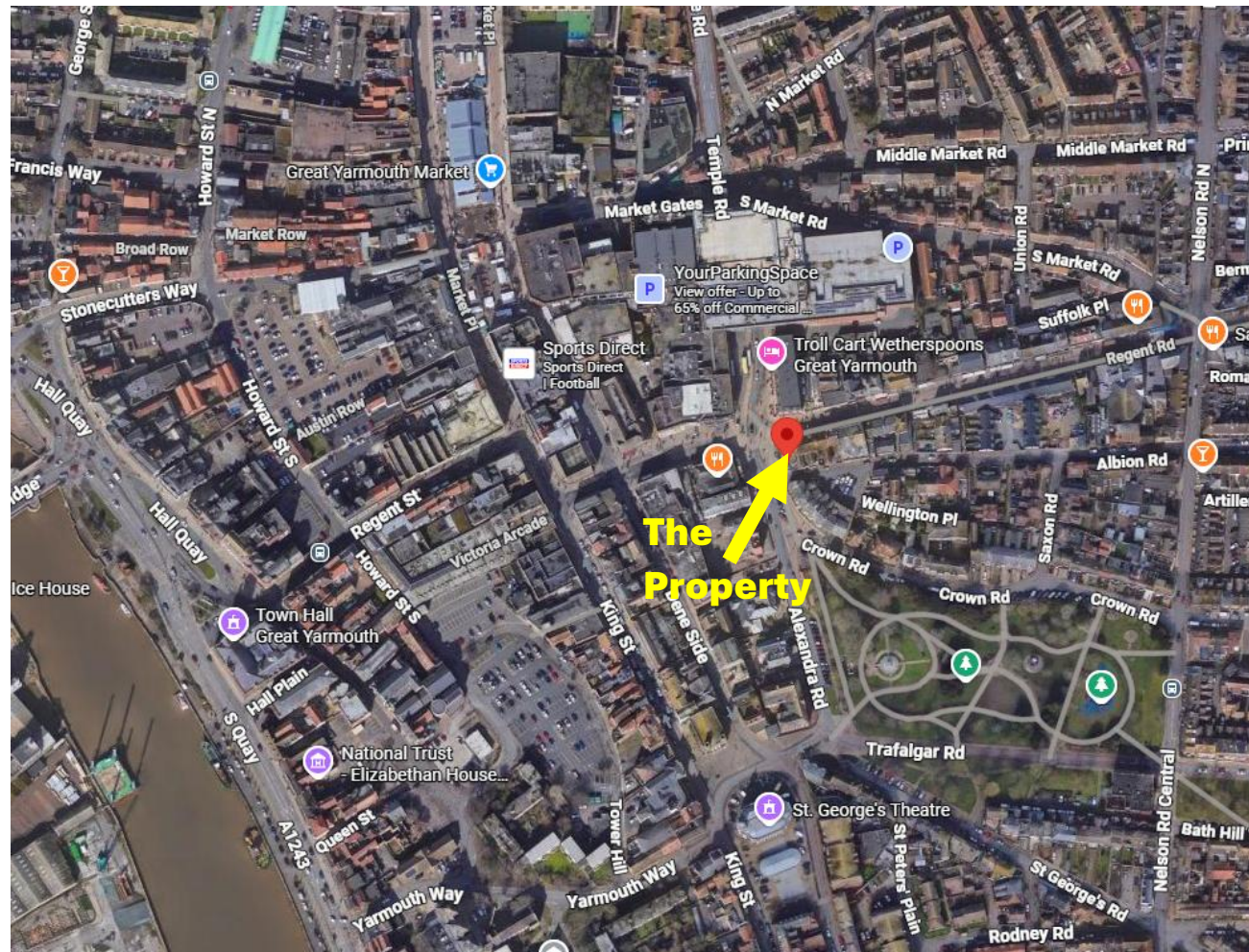
VAT

VAT is not applicable to the rent.

Legal Costs

Each party to be responsible for their own solicitor's legal costs and the purchaser will be responsible for a contribution (to be agreed) of the landlord's costs in connection with the Lease assignment.

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Identity Checks / AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Agent Details

For further details please contact:

Hamish Duncan

01493 853853

hamish.duncan@eastcommercial.co.uk

www.eastcommercial.co.uk

Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. East Surveyors Ltd. Please note: Messrs. East Surveyors Ltd for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. East Surveyors Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

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info@eastcommercial.co.uk
Tel: 01493 853853



First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN