



BRIXTON FISH AND CHIPS, 1 HORN LANE, BRIXTON, PL8 2AB

SUPERIOR VILLAGE FISH AND CHIP SHOP. Excellent main road position heart of highly sought after S. Devon village close to coast. Large detached property superbly presented throughout. Fully equipped takeaway with prep/stockroom, staff WC. Attractive 3 bedroom (2 bathroom) private accommodation, 2 receptions, luxury kitchen/family area, large garage, private patio and car park. Turnover approx. £229,000pa. Excellent EBITA approx. £90,000pa. Only open 18 hours per week. No deliveries. Viewing essential.

**FREEHOLD BUSINESS TRANSFER
OFFERS IN THE REGION OF: £695,000 SAV SOLE AGENTS.**

- SUPERIOR VILLAGE FISH AND CHIP SHOP
- PROMINENT ROADSIDE POSITION SOUGHT AFTER LOCATION
- IMPRESSIVE DETACHED PROPERTY, SUPERIOR OWNER'S ACCOMMODATION
- WELL ESTABLISHED AND CONSISTENT YEAR-ROUND TRADE
- T/O APPROX. £223,000PA , NET PROFIT APPROX. £90,000PA
- TRADES ONLY 18 HOURS A WEEK
- EXCELLENT BUSINESS WITH UNDOUBTED POTENTIAL TO DEVELOP

LOCATION:

Brixton is located approximately 5 miles to the east of the major South Devon city of Plymouth, located on the A379 trunk route which links Plymouth to Kingsbridge. It is known as the gateway to the South Hams being within an Area of Outstanding Natural Beauty. The village dates to medieval times and has a population of approx. 1,200. It enjoys a varied range of facilities and amenities including St. Marys Church, a shop and post office, a pub and a restaurant. There are several bed and breakfast establishments nearby, and a camping and caravan park. Many of the beautiful sandy beaches of the South Devon coast are within comfortable driving distance.

DESCRIPTION:

Brixton Fish and Chips is in the sought-after South Devon village of Brixton, enjoying an unopposed trading position with frontage directly on to the main A379 Plymouth to Kingsbridge Road. The business benefits from an excellent level of patronage from the village itself, as well as the nearby surrounding areas. It enjoys a good level of passing trade, particularly during the summer months when many thousands of tourists and locals visit the nearby beaches.

The premises are detached and originally believed to date back to the early 1900s when it was a detached



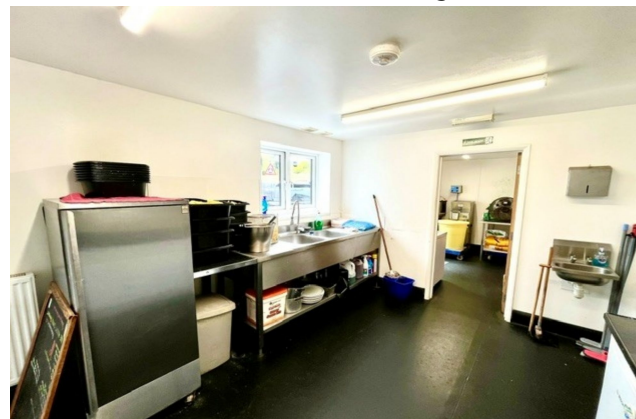
cottage property that was stone, painted externally, under a pitched slate roof. Under the present ownership, it has been completely renovated and refurbished, and a large modern extension was added to the side of the property to provide additional preparation areas, together with a lovely family kitchen room, utility, toilet, garage and enclosed paved yard patio area. This now provides superior and comfortable owners' accommodation and an internal viewing appointment is highly recommended to fully appreciate the quality and appeal of this popular and highly profitable catering concern.

SCHEDULE OF ACCOMMODATION:**GROUND FLOOR**

TAKEAWAY (5.13m x 4.21m) A smart well-appointed takeaway area with Henry Nuttall range with heated display cabinets over, commercial floor covering, two pot bain-marie, digital cash register, counter refrigeration units, fluorescent lighting, menu display board, commercial walls and Coca Cola refrigeration units (on loan).

PREPARATION/UTILITY ROOM (3.96m x 3.4m) With commercial floor covering, stainless steel commercial sink unit, cupboard units, ceramic hob, counter refrigeration and stainless-steel wash-hand basin.

SEPARATE WC With low flush suite, wash-hand basin and commercial floor covering.



FREEZER STORE (3.25m x 2.23m) With chest freezer, commercial floor covering, commercial chipper, commercial peeler and door to outside.

KITCHEN/FAMILY ROOM (5.2m x 4.26m) A superb kitchen/family room with vaulted ceiling with Velux roof windows, range of luxury fitted wall and floor cupboard units with worktops, breakfast island counter, quality built-in appliances including induction hob, radiator, door to utility room and French doors to outside patio area.

UTILITY ROOM (2.18m x 2.43m) With modern wall and floor cupboard units with integrated sink, plumbing for washing machine and tumble dryer.

SEPARATE WC With low level WC, wash-hand basin, plumbing for shower, part-tiled walls and gas-fired wall mounted boiler controlling hot water and central heating system.

LOUNGE (4.14m x 3.75m) Located off the kitchen/family room with fitted carpet, radiator, window to side aspect and door to:-

SIDE ENTRANCE HALL With stairs to first floor accommodation and access to:-

DINING ROOM (4.14m x 3.47m) With carpet, understairs storage cupboard and window to side aspect.



SCHEDULE OF ACCOMMODATION:**FIRST FLOOR**

BEDROOM 1 (4.16m x 3.35m) A double-bedded room with carpet, radiator and window to side aspect.

SHOWER ROOM With low level WC, corner shower cubicle with power shower and wash-hand basin.

BEDROOM 2 (3.81m x 3.14m) A double-bedded room with carpet, radiator and window to side aspect.

MASTER BEDROOM (4.77m x 4.11m maximum) A double-bedded room with carpet, radiator, window to front aspect and **EN SUITE BATHROOM** (3.50m x 1.42m) with corner bath, low level WC, wash-hand basin, tiled walls and floors and Velux roof window.

OUTSIDE To the side of the property is a large fully enclosed private paved patio area. This is approached via double gates from a private car parking area which provides space for 7-8 cars. Adjacent to this is a **LARGE GARAGE** (5.48m x 3.96m) with power light and up and over door.

SERVICES We understand that all main services are available. The premises have the benefit of a gas-fired central heating system.

**BUSINESS:**

TRADE is that of a **SUPERIOR FISH AND CHIP SHOP** which enjoys an enviable and unopposed trading position in the heart of the popular and expanding South Devon village of Brixton, situated in the beautiful South Hams area of South Devon. The business was originally **ESTABLISHED** on the site in 1957 and has only had three owners since then. The fish and chip shop has been in the **PRESENT HANDS** since 2002 and, under the present ownership, it has been extensively renovated and extended with major improvements to both the trade areas and private accommodation, all of which are now presented to a high standard throughout. The business is only now **OFFERED FOR SALE** as our clients feel they would simply like a change.

The business is **CURRENTLY RUN** by a husband-and-wife team together with some casual part-time staff. We understand that the **CURRENT OPENING HOURS** are:

Tues, Weds, Thurs and Saturday: 5.00pm - 8.00pm
Friday 11.30am - 1.30pm and from 5.00pm - 9.00 pm

Our clients choose to restrict the current opening hours to a very comfortable 18 hours a week although it felt that, under new and enthusiastic ownership, the hours could be extended to include Sunday, Monday and lunchtimes if desired.



The business is **WELL ESTABLISHED** with an enviable reputation which ensures a consistent year-round trade. We understand that the **TURNOVER** for the year ending 31st December 2025 was approximately £221,686 achieving an **EXCELLENT NET PROFIT** of approximately £90,000. Whilst the business currently generates a generous net profit, it is felt there is **GENUINE POTENTIAL** to further improve on this by extending the current opening hours, particularly on a Sunday during the summer months, and taking advantage of the "beach trade" as people return to Plymouth in the early evening. Additional trading figures will be made available to serious prospective buyers once they have inspected the premises.

We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £4,500.

An ideal opportunity to acquire a thriving and reputable fish and chip shop with most impressive and comfortable private accommodation, located in a highly sought after village setting. The business enjoys excellent profits from very comfortable opening hours.

TENURE / LEASE TERMS:

Freehold



BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £7,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

The residential accommodation is rated as Council Tax Band C.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is:

Commercial Areas – C [55]

Residential Areas– D [65]

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

VIEWING AND CONTACT INFORMATION:

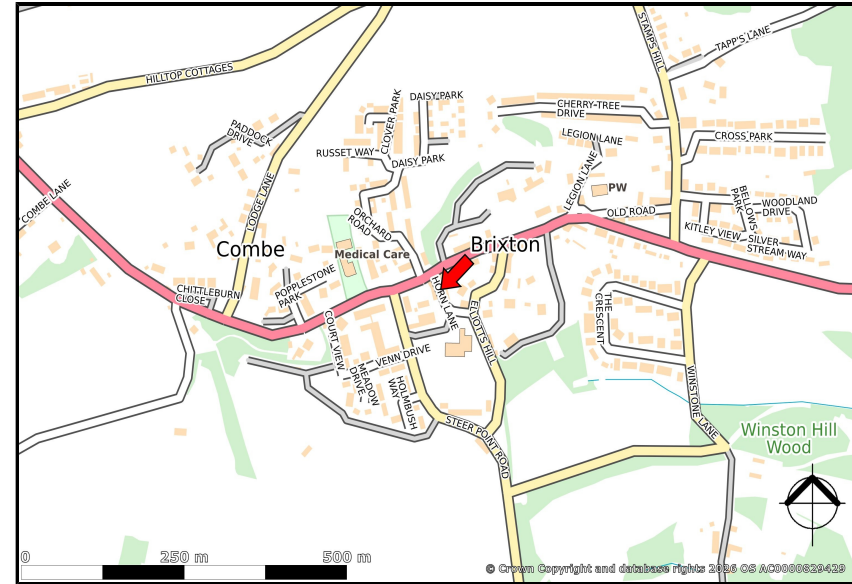
Strictly through Listers. Please contact:-

Paul Goss on 07570 384544, 01752 206020

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