

BUSINESS FOR SALE

FISH & CHIP SHOP

100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)



BUSINESS TRANSFER

goadsby

ASHLEY'S FISH & CHIPS

1 MILTON GREEN, CHRISTCHURCH ROAD, NEW MILTON, HAMPSHIRE BH25 6QJ

SUMMARY >

- SUCCESSFUL LONG ESTABLISHED PROFITABLE FISH & CHIP SHOP
- PROMINENT LOCATION ON MAIN ROAD AMIDST AREA OF DENSE RESIDENTIAL HOUSING
- FULLY FITTED AND EQUIPPED SHOP WITH PRESTON & THOMAS 3 PAN RANGE
- IN PRESENT OWNERSHIP 16 YEARS - FAMILY CIRCUMSTANCES DICTATE SALE
- INCLUDES SELF-CONTAINED OWNERS 3 BEDROOM FLAT (CURRENTLY SUB-LET) AND CAR PARKING



3 Allocated
Parking Spaces



B - 29
EPC Rating



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Location

Prominent roadside position with passing foot and road traffic. Sea and Cliff Top approx. 1 mile. Bournemouth approx. 12 miles. Southampton approx. 20 miles.

Accommodation

Fish & Chip Shop. Open Kitchen. Preparation Room. Cloakroom. Wash Up Area. Wet Room. Store Room. Owners 3 Bedroom Self-Contained Owners Accommodation.

Description

Through double doors into **Fish & Chip Shop** with tiled floor, upholstered bench seat for customers, price menu display boards, laminated front with stainless steel topped servery counter. **Open Kitchen** with glass fronted chiller display, 3 pan Preston & Thomas fish and chip range, wall mounted CCTV cameras, 2 microwaves, stainless steel table, deep bowl single drainer stainless steel sink unit, wall mounted CCTV display. Through into **Preparation Room** with wash hand basin, soap dispenser, paper towel dispenser, stainless steel table, shelving, insectocutor, CCTV camera, 2 upright fridges, upright freezer. Through door into **Cloakroom** with wash hand basin, soap dispenser, paper towel dispenser. Sliding door into cubicle with low level WC. From Preparation Room through into **Wash Up Area** with deep bowl single drainer stainless steel sink unit, chest freezer, shelving. Through into **Wet Room** with double deep bowl double drainer stainless steel sink, potato peeler, potato chipper, insectocutor, plastic clad walls. Through into **Store Room** with 2 chest freezers, shelving, CCTV display, CCTV camera. Through door to OUTSIDE To the rear of the property there is 2 parking spaces for shop, 1 parking space for flat and bin store area. OWNERS SELF-CONTAINED ACCOMMODATION with door from outside with stairs up to FIRST FLOOR with **Lounge, Kitchen, Bedroom SINGLE, Bedroom 2 DOUBLE. Bedroom 3 DOUBLE, Bathroom** with bath, shower attachment over and low level WC.

Trading & Business

The fish & chip shop is operated largely under management by a full time member of staff and up to 5 part time staff as required. The shop trades 7 days a week Monday to Saturday lunch and evenings and on Sunday's evenings only. The accounts that we have been provided with show a turnover to the year ending 31st May 2026 of £291,317.98 with a Net Profit of £62,001.65.

Rateable Value

£6,500 at the Uniform Business Rate of 38.2p in the £ for 2026/27. For the year 2026/27 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Council Tax Band "A". Information taken from the Valuation Office Agency website.

Tenure

LEASEHOLD. The premises are held under an original 20 year lease from 26th June 2009 with approximately 3 years remaining, at a current rent of £20,000 per annum. Further details can be made available.

Price

£150,000 plus Stock at Valuation to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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