

BUSINESS FOR SALE

FISH & CHIP SHOP



BUSINESS TRANSFER

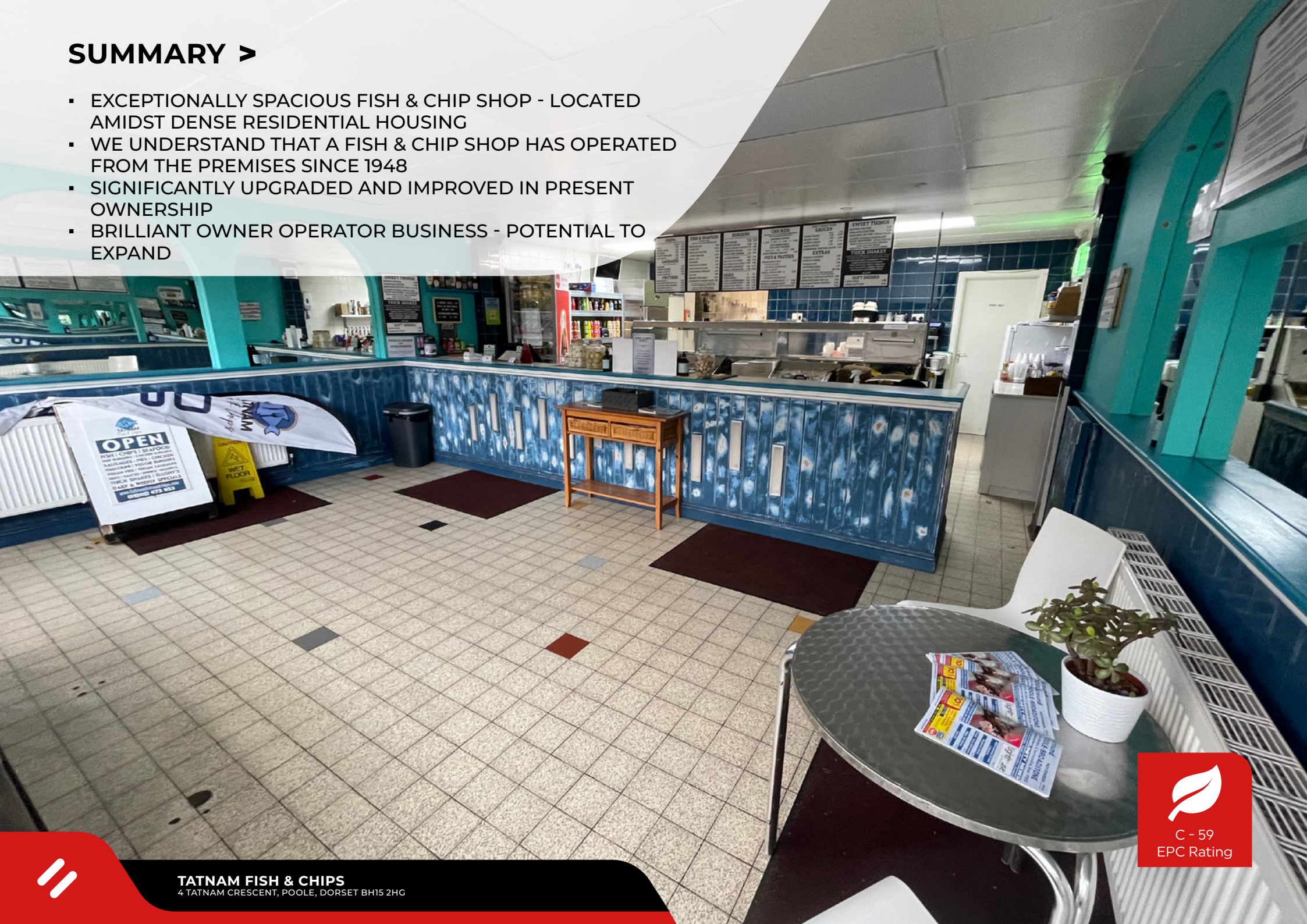
goadsby

TATNAM FISH & CHIPS

4 TATNAM CRESCENT, POOLE, DORSET BH15 2HG

SUMMARY >

- EXCEPTIONALLY SPACIOUS FISH & CHIP SHOP - LOCATED AMIDST DENSE RESIDENTIAL HOUSING
- WE UNDERSTAND THAT A FISH & CHIP SHOP HAS OPERATED FROM THE PREMISES SINCE 1948
- SIGNIFICANTLY UPGRADED AND IMPROVED IN PRESENT OWNERSHIP
- BRILLIANT OWNER OPERATOR BUSINESS - POTENTIAL TO EXPAND



Location

Situated in an area of dense residential housing. Longfleet Church of England Primary School within 350 yards. Poole Speedway Stadium within 700 yards. Dolphin Centre just over ½ mile.

Accommodation

Fish & Chip Shop/Takeaway. Kitchen. Preparation Room. Store Room. Cloakroom.

Description

In and out door into **Fish & Chip Shop** with **Waiting Area** with tiled floor, breakfast bar, 10 covers, CCTV, menu display board, insectocutor, wooden and laminated topped counter servery, shelving, Epos till system, Mallinsons 3 pan 2 hot cupboard commercial range, glass fronted Coca Cola drinks chiller (on free loan). **Kitchen** with work top surfaces, counter fridge, counter freezer, upright freezer, shelving, work top surfaces, 3 blenders, microwave, 2 air fryers, double door Polar fridge, shelving, kitchen display screen for the till, printer, upright fridge, upright freezer. **Staff Area** with **Lobby** Aries 3 oil filter. Through into **Store Room** with upright fridge, 2 chest freezers, shelving. **Cloakroom** with low level WC, wash hand basin, storage area with shelving. From Kitchen through into **Wash Up/Preparation Room** with assorted stainless steel tables and work top surfaces, stainless steel wash up, soap dispenser, paper towel dispenser, 2 deep bowl stainless steel sink units, potato rumbler, potato chipper, dishwasher, Bain Marie, heater gantry above, commercial griddle, upright fridge, chip storage bin, wall mounted gas boiler. Door to outside rear. OUTSIDE To the front of the property is 3 x 4 person bench seats. The rear of the property is part fenced and bin area, metal storage shed.

Trading & Business

This long running fish & chip shop is operated by the full time owner and the use of 4 part time staff as required, with 2 staff always working on a Friday. The business operates evenings only Monday to Saturday (6 days per week). Thus it only trades for 25 hours per week. The operating hours could easily be extended and lunchtime opening could easily be implemented. The business has a large preparation area and ample storage and an increased focus on delivery would create additional income. Accounts can be made available to genuinely interested purchasers

Rateable Value

£13,000 at the Uniform Business Rate of 49.9p in the £ for 2025/26. Information taken from the Valuation Office Agency website.

Tenure

LEASEHOLD. The premises are held under an original 18 year lease at a current rent of £16,500 per annum including VAT. We have not had sight of this lease documentation.

Price

£119,950 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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