DM HALL

For Sale

FOR SALE - Freehold property with fixtures, fittings, business and goodwill £129,000



Sandylands Fish & Chip Shop, 46C Langdale Crescent, Kendal LA9 6JU

29.54 sq m
(318 sq ft)

- Freehold Property including all fixtures, fittings and goodwill
- Potential for further growth of the business
- Recent upgrades
- Asking price £129,000

DESCRIPTION

Sandylands Fish and Chip Shop has been successfully operated by the current owners for around fourteen years. During this time, the premises have been fully renovated and rewired, with modern décor throughout and offers a 5 star food hygiene rating.

The customer area is arranged for standing service and features a large display menu board and freestanding drinks cabinet. The serving area is equipped with a large three-pan wall range and adjoining chip box, with a customer-facing countertop opposite, incorporating open shelving and space for a fridge.

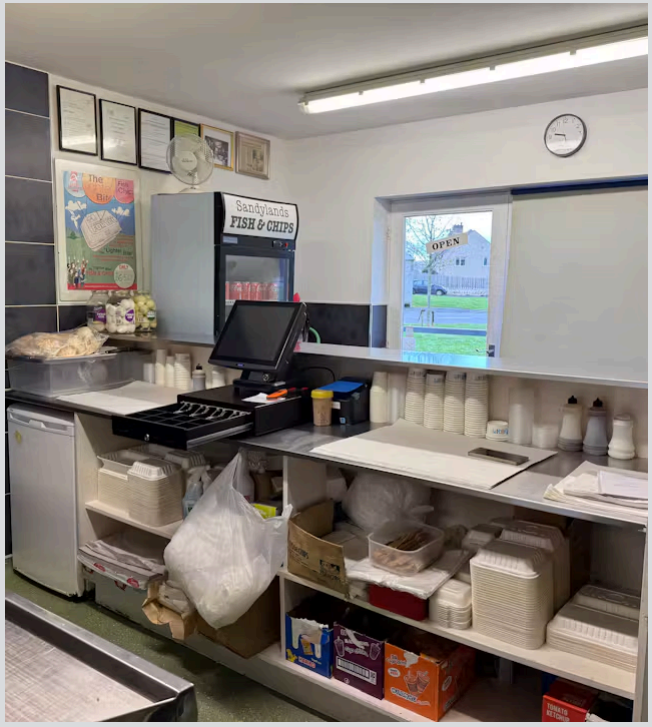
The kitchen has been fitted out to complement the modern style of the shop and benefits from a stainless steel work surface incorporating a single-drainer sink, together with a four-ring gas hob. Additional equipment includes a potato peeler, chipper, chest freezer, freestanding fridge freezer and wash-hand basin. Adjacent to the kitchen is a WC facility with a separate wash-hand basin.

A door from the kitchen leads out to a gated yard, which provides access to the front of the premises and additional storerooms and an access point for the delivery of stock.

Further information regarding the business and its accounts is available on request. Please contact our office, where we will be happy to assist with any enquiries.









LOCATION

Sandylands Fish and Chip Shop is situated within a popular residential area of Kendal, surrounded by a mix of housing and overlooking attractive green space. The property is well positioned in a convenient location on a bus route serving Kendal town centre and also located close to Kendal train station, providing convenient public transport links. The surrounding residential catchment provides a strong local customer base, with the premises also benefiting from easy access to the wider town and its amenities.

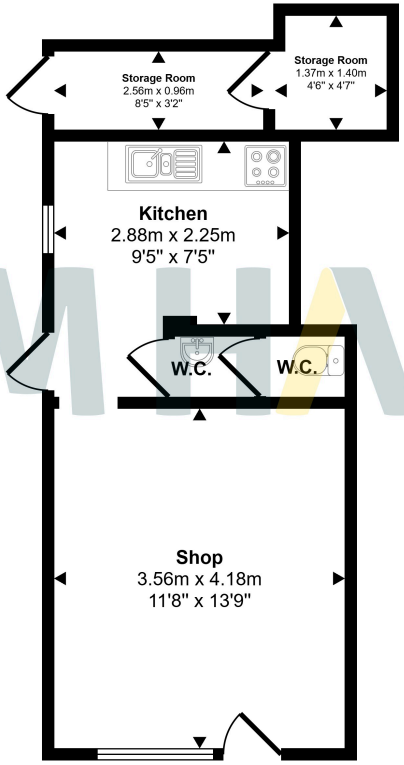
TERMS

The property is available to purchase freehold to include all fixtures, fittings goodwill and business at an asking price of offers in the region of £129,000.

EPC

D (77)

Approx Gross Internal Area
30 sq m / 318 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR AREA

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	Availability
Ground	Retail	212	Available
Ground	Kitchen	52	Available
Ground	Stores	47	Available
Total		**311**	

LEGAL COSTS
Each party to bear their own costs

VAT
Not applicable

PRICE
£129,000

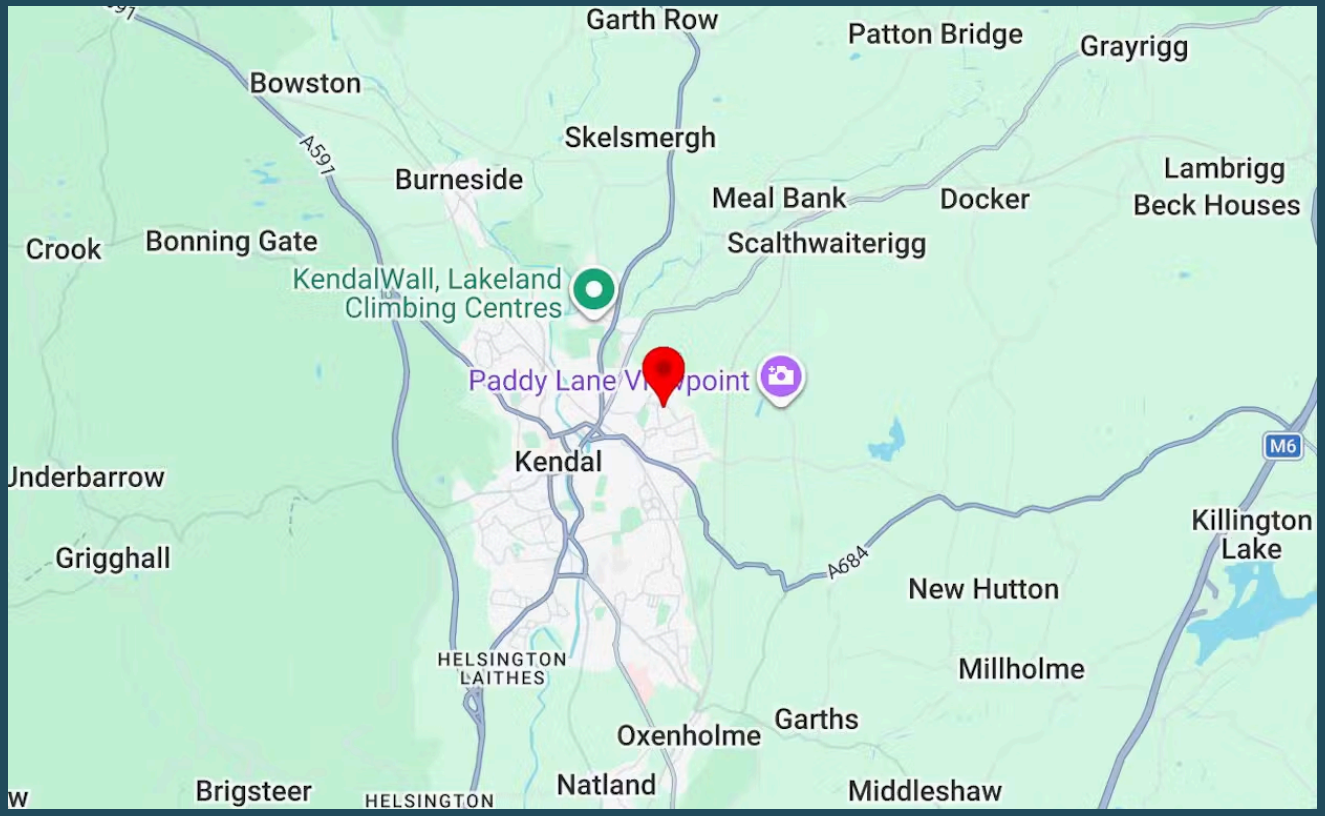
NON-DOMESTIC RATES
Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION
Strictly by appointment via the marketing agents.

ANTI-MONEY LAUNDERING
DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

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Regulated by RICS



Make an enquiry

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