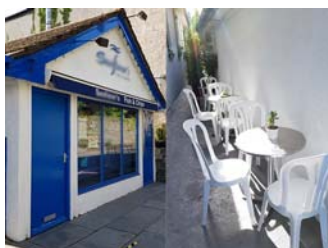


Ref: 5005 - Seafarers Bowness



Rayrigg Road
Bowness On Windermere
Cumbria
LA23 3BZ

EXCEPTIONAL FISH & CHIP SHOP - CUMBRIA
Prime location in Bowness on Windermere, Lake District
National Park

Well established and highly reputed business
All fixtures and fittings included in the sale
Scope to further develop the business
Currently run on short hours to suit owner
Advised turnover last 10 months of £219,000
Easy to run with low overheads
Ideal partnership opportunity
Genuine retirement sale

Not to be missed
5* hygiene rating
Open to offers
LEASEHOLD

ASKING PRICE
£249,000 Plus SAV

Ref: 5005

Location

This fantastic fish and chip shop is situated on a major road in desirable Bowness-on-Windermere, Cumbria. The business is surrounded by complimentary businesses, residential properties, visitor attractions such as Beatrix Potter World and leisure facilities such as a large caravan park which are all beneficial for the business as they bring a wealth of visitors to the area. Due to its position on the banks of Windermere, Bowness has become a tourist honeypot. With fine housing, good schools and NHS services, this is a very desirable location. Our clients business is located near to a large car park which is a huge convenience for customers. The town is easily reached via the A592 and the A5074 providing access to the wider road network.

Business History

Online Business Sales are delighted to offer to the market this superb traditional fish and chip shop which was established in 1959 and has been in the careful hands of our client since 2005. The only reason this fantastic business is being offered to the market is due to our clients desire to take well deserved retirement. Since our client took over the business they have invested time and money into the business and premises meaning that it is in full walk in condition. Our client has perfected a popular menu which has enhanced the business massively. Our client informs us that income for the past 10 months was a respectable £219,000 based on limited openings of just 40 hours per week without the assistance of staff. There is tremendous scope and demand for more trading hours but our client currently does not exploit this. Our client serves traditional style fish and chips, pies, soft drinks and associated products; customers can eat in or take away. Due to the superb location of the business, neighbouring residential areas supply a consistent trade throughout the year. This is bolstered by the large number of tourists and day-trippers who flock to the area all year round. A new purchaser could introduce the sale of snacks, sandwiches and a breakfast menu together with a delivery service or perhaps join a website such as Just Eat, which may increase income further. The business may benefit further from the creation of a professional website. This is a superb opportunity to purchase an established business, which is a great base to build upon and as such early viewing is highly recommended to appreciate this opportunity.

Financial Profile

Turnover:
2020: We are advised £256,191
2021: We are advised £219,061
2022: We are advised £219,000 (based on just 10 months trade at reduced hours of 40 per week due to ill health)

Tenure

We are advised leasehold
Original length: 18 years
Rent: £5,500 per quarter

Opening Hours

Monday-Thursday: 11:30am - 2:00pm & 5:00pm - 8:00pm
Friday-Sunday: 11:30am - 8:00pm
Due to ill health, our client is currently limiting opening hours to just 40 hours per week within the hours above.

Accommodation

Visible well sined single storey detached building with large window and entrance to:

Customer waiting area
Approximately 34 covers in summer, 12 covers in winter
Large stainless steel serving counter with till
Menu Boards
4 fryers with overhead food warmers
Bain marie
Chilled drinks display fridge
Rear preparation room
Stainless steel preparation areas
3 x freezers
Fish fridge
Chipping preparation area with stainless steel sink

EXTERNAL

Shutters to front with CCTV which requires upgrading
Private forecourt to front of the premises used for outside dining
Communal car park near by

Enquire

t: 0345 222 0508 f: 0345 222 0509
e: info@onlinebusinesssales.co.uk

IMPORTANT NOTES: These particulars do not constitute an offer neither should they be relied upon as statements or representations of fact or warranties of any kind. All interested parties must satisfy themselves by investigation, prior inspection and/or formal entry before contact with their solicitor. Neither we nor our principals accept any responsibility whatever in respect of these particulars which are simply offered as a general indication to persons who may be interested.

Viewings and negotiations are to be conducted **STRICTLY** through **Online Business Sales Limited**. No direct approach is to be made to the business under any circumstances