



Ref: 5044 - Rowland Chip Shop



599 Market Street  
Whitworth  
Rochdale  
Lancashire  
OL12 8QS

## **LONG ESTABLISHED FISH & CHIP SHOP - GREATER MANCHESTER**

**Superb main road trading location in Whitworth**

**Great reputation with regular and repeat trade**

**Densely populated residential area**

**Easy to run with low overheads**

**1 Bed owners' accommodation**

**Advised turnover £59,352pa**

**Scope to increase openings**

**Genuine reason for sale**

**5\* Food Hygiene Rating**

**Training provided**

**LEASEHOLD**



**ASKING PRICE  
£37,000 Plus SAV**

**Ref: 5044**

### **Location**

This easy to run leasehold business is situated in the semi-rural town of Whitworth which is in Lancashire amongst the foothills of the Pennines between Bacup, to the north, and Rochdale, to the south. The business enjoys a superb trading location within a parade of shops on a main trunk road and is surrounded by complimentary commercial concerns providing excellent opportunities for passing trade. Immediately opposite the business, there is a large chain local store and the area's medical centre. The business is positioned almost at the point of a pedestrian crossing and enjoys the benefit of unrestricted roadside parking which is a huge convenience to customers. The surrounding area is densely populated, and owing to Whitworth being a semi-rural town, local businesses are well supported. Whitworth is accessed by the A671 upon which our clients business sits, which provided access to the wider road network.

### **Business History**

Online Business Sales are delighted to offer to the market this very well known, highly regarded business which was established in 1927 and has been in the careful ownership of our client since 2007. Only now is the business being offered to the market due to our client's desire to take well deserved retirement. Our client has worked hard to maintain the business's solid reputation which has enhanced the business massively and she advises us the annual turnover current runs at £59,352. This is derived from the sale of takeaway foods and traditional fish and chips. There is scope to increase the trading hours as our client chooses to trade on limited openings. A new owner may also wish to introduce deliveries or join platforms such as "Just Eat" or similar which may increase income further. Additionally, the menu could be reviewed to offer additional foods such as desserts & pizzas to broaden the customer base of the business. There is 1 bed owners' accommodation which could be let resulting in additional income if a new owner desired. The business has built up a strong reputation within the local community and due to its' ideal trading location, the neighbouring residential areas supply a consistent trade throughout the year, with many customers within walking distance. Our client is happy to provide training during the transition period to a new owner. 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 the potential this business has to offer.

### **Financial Profile**

Turnover: We are advised £59,352 per annum

### **Tenure**

We are advised leasehold  
Rent: £520 per month

### **Opening Hours**

Monday: 11:30am - 1:30pm  
Tuesday: 11:30am - 1:30pm  
Wednesday: 11:30am - 1:30pm & 4:30pm - 6:30pm  
Thursday: 11:30am - 1:30pm & 4:30pm - 6:30pm  
Friday: 11:30am - 1:30pm & 3:30pm - 6:30pm  
Saturday: 11:00am - 1:00pm  
Sunday: Closed

### **Accommodation**

Well signed and highly visible mid parade premises briefly comprising:

#### **GROUND FLOOR**

Stainless steel serving counter  
Menu boards  
Drinks display fridge  
3 x fryers with heated display shelves  
Commercial kitchen - well equipped to suit trade  
Bain marie, stainless steel preparation areas, chest freezer, larder fridge

#### **FIRST FLOOR - owners' accommodation**

Lounge  
Bathroom  
Double en-suite bedroom

#### **EXTERNAL**

To the rear - small yard  
Roadside parking

#### **Additional information**

All fixtures and fittings included in sale

### **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