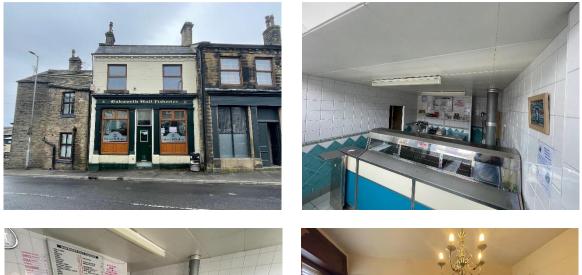
Temple Chambers Russell Street Keighley BD21 2JT 01535 600097



FOR SALE Freehold Property & Long Established Fish & Chip Shop Business







OFFERS IN THE REGION OF £310,000 (to include freehold property, business goodwill, fixtures & fittings)

- Freehold Fish & Chip Shop with Two Bed Self Contained Flat
- Fish & Chip Takeaway suitable for owner occupiers and investors alike
- Profitable business with considerable scope for growth
- Exceptionally popular village location fronting busy thoroughfare

OAKWORTH FISHERIES, 61 OAKWORTH HALL OAKWORTH, BD22 7HZ

www.hayfieldrobinson.co.uk

OAKWORTH FISHERIES, 61 OAKWORTH HALL OAKWORTH, BD22 7HZ

Location

The property is situated in the heart of this very popular worth valley village fronting the busy B6143 road being the principal throughfare through the village. All local amenities are within the immediate vicinity including primary school, village park and a number of small independent retailers/service providers. This sought after village has a population in excess of 3,600 people and is only 1 mile distant from the historic village of Haworth

Description

The subject property comprises of a stone built double fronted Fish & Chip takeaway with central pedestrian door with ancillary storage/preparation area and cellar. The rear of the ground floor and upper floors then offer residential accommodation with the potential to live above or create a two bedroomed self contained flat. Externally there is a small cobbled yard to the rear offering access to Providence Lane.

The business operates limited opening hours and offers huge potential for expansion. An excellent lifestyle business.

Accommodation

Internal

Ground Floor

Main shop including waiting and fully fitted frying area 192 sqft 18sqm

Preparation room 314 sqft 29 sqm

Store cellar 267 sqft 25sqm

Dining kitchen with range of base and wall units and access to the rear 233 sqft 22 sqm

First Floor

Accommodation to include landing, large double bedroom, house bathroom and through lounge/dining area 397 sqft 37 sqm

Second Floor

Overall attic bedroom with two velux roof lights. 414 sqft 38sqm

External

Small cobbled forecourt to the rear with access to Providence Lane.

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Shop & Premises Rateable Value: £2,900 Uniform Business Rate for 2024/2025: £0.499

**Small business rate relief may be available to some occupiers. Further enquires should be directed to Bradford Council 01274 437744

The residential element falls within Council Tax Band: A

Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: planning.enquiries@bradford.gov.uk

Guide Price

Offers in the region of £310,000 for the freehold property and business including all fixtures and fittings

The above price is split; £250,000 for the property £60,000 for the goodwill of the business including all fixtures and fittings and a 3 pan range.

The current turnover is approximately £1,666 per week with excellent potential for growth.

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

EPC

EPC commissioned

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

Hayfield Robinson Limited for itself, for any joint agent and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of the intending purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Hayfield Robinson Limited or any joint agent has any authority to make or give any representations or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT; (v) reference to any plant, machinery or services shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.

