

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**

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## 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](mailto: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.

