



Offers Invited £230,000

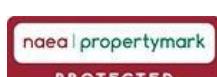
- Well established Fish & Chip Shop Takeaway
- Successful, profitable Business
- Recently refurbished
- Self contained flat
- 3 bedrooms
- Central residential catchment area



A highly successful Fish & Chip Shop Takeaway premises enjoying a central location within Milford Haven and benefitting from a large residential catchment area. The business premises, with its recently refurbished fixtures and fittings is available for sale together with an upgraded self-contained 3 bed roomed apartment above. The flat provides an opportunity for self-contained owners accommodation or alternatively as an investment income unit.

A fully equipped and profitable business.

Pembrokeshire's Property Professionals



01437 762538  
01646 695713

[www.rklucas.co.uk](http://www.rklucas.co.uk)

**RK**  
COMMERCIAL



## Customer Servry and Counter Area

9.35m x 4.1m (30'8" x 13'5")

Having excellent window frontage and return frontage to both Richard John Road and Marble Hall Road, stylish modern design.

## Preparation room

5.2m x 3.17m (17'0" x 10'4")

Equipment included as a going concern. Gas fired central heating boiler.

## Preparation room 2

3.9m x 2.8m (12'9" x 9'2")

Modern quarry tiled floor, fully fitted. Rear storage with quarry tiled floor. Cloakroom having hand basin, low flush wc. and quarry tiled floor.

## Outside

Adjacent to the property is a small court garden area with 2 brick built stores. This garden area provides rear pedestrian access to the flat.

## RESIDENTIAL ACCOMMODATION

### Ground Floor Entrance

with staircase leading to ...

### First Floor Landing

Radiator, loft access.

### Sitting room

3.7m x 3.6m (12'1" x 11'9")

Having double sealed windows and wide viewpoint. Laminated flooring, radiator. Built in cupboards with Ideal wall mounted central heating boiler.

### Bedroom 1

4m x 3.3m (front) (13'1" x 10'9" (front)) with radiator.

### Bedroom 2

4m x 2.7m (13'1" x 8'10")

### Bedroom 3

2.7mn x 2.6m (8'10"n x 8'6")

### Kitchen

3.6m x 2.2m (11'9" x 7'2")

Recently refurbished to provide modern base units with laminate work surfaces and matchin wall cupboards, single drainer stainless steel sink unit, laminate flooring, pantry cupboard.

### Bathroom

Fitted with a panel bath, pedestal hand basin and low flush wc., part tiled walls.

### General Notes

#### Tenure:

Ground floor commercial unit - we are advised that the business premises is currently subject to a 14 year lease with full security of tenure for lease renewal at a current rent of £533.32 per calendar month, with the business owners being responsible for business insurance and internal repair. EPC rating: B37.

Residential Flat: We are advised that this is a leasehold unit for a 125 year term from 1990, at a ground rent of £20 per calendar month. The property owners currently let the flat at a rental of £100 per week. Vacant possession is available. EPC rating: C72.

Services: All main services available.

Accounts: Accounts are available for inspection by bonefide purchasers. The accounts for the year ended September 2019

(pre Covid) illustrate a gross profit of £187,320 with turnover of £344,840 (approx figures).

The Accounts for the year ended September 2020 (during Covid) show a gross profit of £168,106 and turnover of £331,719.

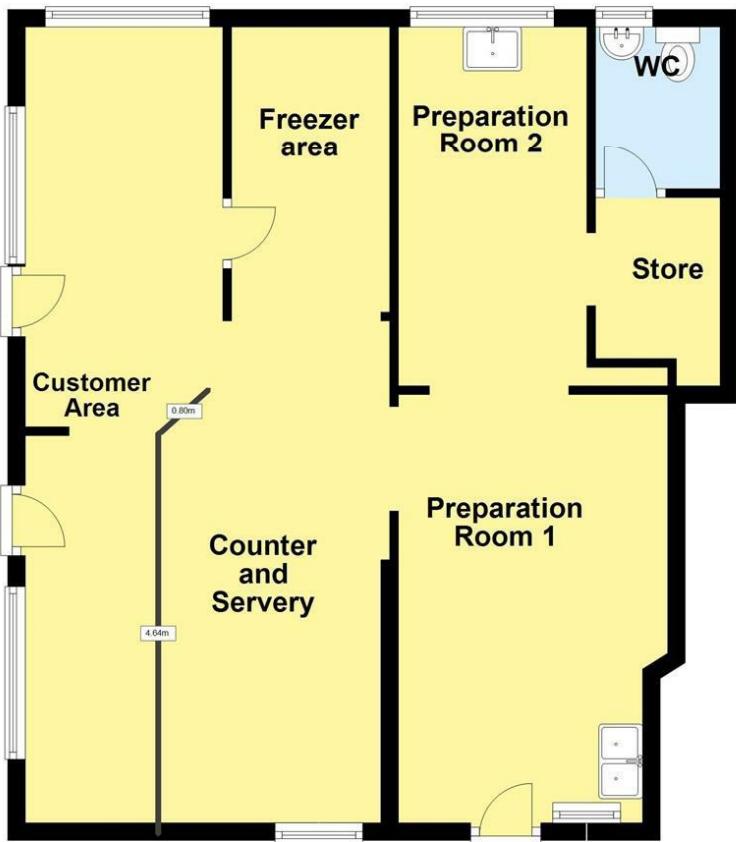
Viewing: By appointment.

## Commercial Energy Performance Certificate

Rating - B 37

A copy of the CEPC is available on request from the office of R K Lucas & Son

## Ground Floor



## First Floor



Total area: approx. 164.3 sq. metres (1768.2 sq. feet)

For illustration purposes, do not scale.



Serving the whole of  
Pembrokeshire from  
our offices in  
Haverfordwest  
and  
Milford Haven.



[www.rklucas.co.uk](http://www.rklucas.co.uk)  
01437 762538   01646 695713

