

Marble Hall Chippy, Milford Haven, SA73 2PL



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 bedroomed apartment above. The flat provides an opportunity for self-contained owners accommodation or alternatively as an investment income unit.

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Customer Servery 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

2.7m x 2.6m (8'10" 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.

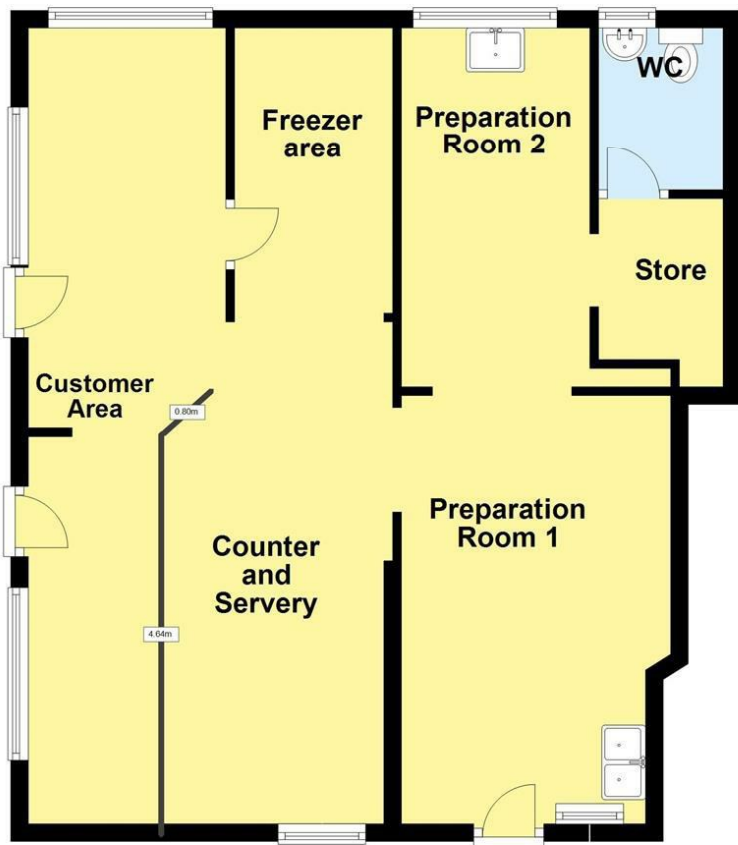
Viewing: By appointment.

Commercial Energy Performance Certificate

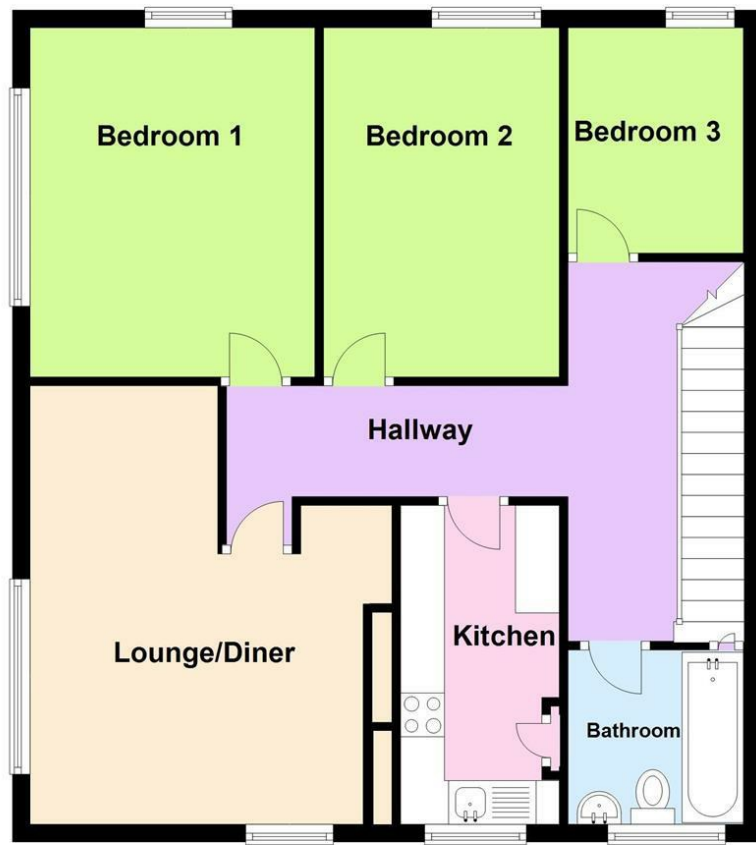
Rating - B 37

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.



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