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## 20 Dudley Street, Warrington, WA2 7BQ

**£180,000**

EXCELLENT BUSINESS OPPORTUNITY, CLOSED FISH AND CHIP SHOP TAKE AWAY, FIRST FLOOR TWO BEDROOM APARTMENT, SITUATED IN A POPULAR LOCATION, FITTED WITH A RANGE OF CATERING EQUIPMENT, CLOSE TO LOCAL AMENITIES, UPVC DOUBLE GLAZING, CLOSE TO LOCAL AMENITIES, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this excellent business opportunity comprising a closed fish and chip shop/ take away with a range of catering equipment in situ and an impressive first floor apartment offering good sized accommodation with two bedrooms and additional loft room with cloakroom facilities.

The property occupies a prominent trading position at the heart of a densely populated residential area with numerous commercial premises in the neighbouring vicinity.

Having previously operated as a hot food outlet for many years would enable the new owner the opportunity to re-establish and build a successful business within a short period of time.

To fully appreciate this business opportunity and accommodation on offer, viewing is highly recommended.



### ENTRANCE HALLWAY

With stairs leading to first floor apartment, access door leading to the retail area, ceramic tiled floor.

### RETAIL AREA

Previously utilised as a fish and chip shop/take away, with preparation areas staff w.c, front area with customer waiting area and fitted catering equipment, shop frontage with customer access and fitted metal shutter. rear and side access.

### FRONT SHOP AREA



### PREPARATION AREAS



### FIRST FLOOR APARTMENT

Accessed via stairs from the entrance hallway.

### OPEN PLAN LIVING/KITCHEN AREA



Impressive open plan living/kitchen area fitted with a high gloss range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in electric oven and halogen hob with extractor above, integrated fridge and freezer, part tiled walls, wood laminate flooring Upvc double glazed windows and Velux window, access to stairs leading to the first floor accommodation.

### INNER HALLWAY



Leading to the bathroom/w.c and bedrooms.

### MASTER BEDROOM



Double bedroom with a Upvc double glazed window to the front elevation, wood laminate flooring.

### BEDROOM TWO



Double bedroom with a Upvc double glazed window to the front elevation.

### BATHROOM/W.C



Fitted with a three piece suite comprising: Pedestal wash hand basin, low level w.c and panelled bath with shower over, part tiled walls.

### LOFT ROOM

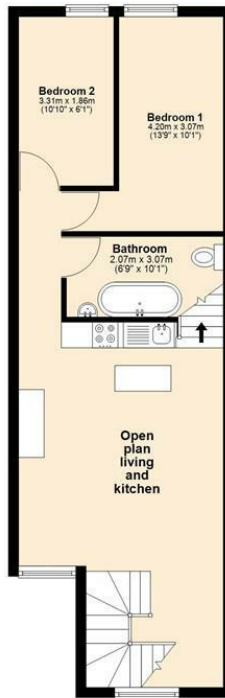


With a velux window to the rear elevation, access to a w.c area with fitted low level w.c and wash hand basin.

**Ground Floor**  
Approx. 71.9 sq. metres (773.4 sq. feet)



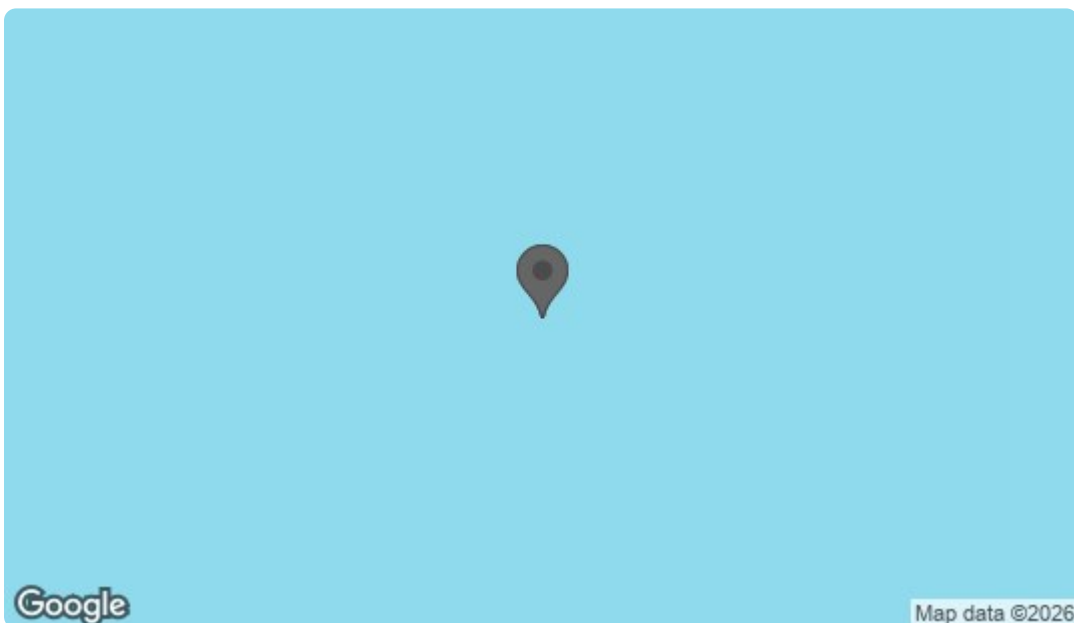
**First Floor**  
Approx. 49.5 sq. metres (532.5 sq. feet)



**Second Floor**  
Approx. 17.2 sq. metres (185.2 sq. feet)



Total area: approx. 138.5 sq. metres (1491.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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