

INVESTMENT FOR SALE

TSR

TOWLER SHAW ROBERTS

FISH AND CHIP/ HOT FOOD TAKEAWAY INVESTMENT OPPORTUNITY OCCUPYING A CENTRAL LOCATION IN THIS POPULAR VILLAGE



The Village Fish Bar
Main Road
Pontesbury
Nr. Shrewsbury
SY5 0PS

- Single storey purpose-built Fish and Chip/ Hot Food Takeaway Investment property extending to approx. 633 Sqft (58.88 Sqm) with on-site car parking and external decking area.
- Occupying a central location in the popular and expanding village of Pontesbury with good access to the main road network.
- Let on a new 6-year lease from 27th January 2023 at a rent of £12,600 pa rising to £14,400 pa from 27th January 2026 until the end of the term.
- Offers in the region of **£165,000** are invited for the freehold interest subject to and with the benefit of the existing lease reflecting a gross yield of 7.69% rising to 8.73% in 2026.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The property occupies a central location within the village of Pontesbury, close to local amenities. Pontesbury is a popular and expanding village, serving a wide catchment area situated approximately 6 miles west of Shrewsbury via the A488 which in turn links to the A5 Shrewsbury bypass.

Description

The property comprises a detached single-story, purpose-built Fish and Chip/ Hot Food Takeaway premises, being of brick construction incorporating sealed unit double glazed windows beneath a tiled pitched roof having timber boarded lean-to extensions at the rear.

The property is fitted out for its current use, providing a large servery area with ancillary stores, kitchenette and preparation rooms at the rear. The property is fitted out to a modern standard having tiled flooring, suspended/plastered ceilings with integral W/C and includes a range of modern equipment including a 3-pan cooking range, extractor canopy, and plumbing for kebab griddles.

Externally, the property has the benefit of on-site car parking and a raised decking area at the rear.

Accommodation

	<u>Sqft</u>	<u>Sqm</u>
Front Servery Area	247	22.98
Store Room	86	8.00
Kitchen with integral WC	108	10.05
	-	-
Preparation Area	120	11.15
Peeler Room	72	6.7
Total	633	58.88

Services (Not Checked or Tested)

It is understood that mains water, electricity, gas and drainage services are connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The freehold property is offered For Sale subject to the existing occupational lease granted to the current tenant.

Lease Information

The property is let on a new lease for a term of 6 years from 27th January 2023 on a Tenant's full repairing and insuring basis. The current passing rent is £12,600 pa rising to £14,400 per annum with effect from 27th January 2026. In both cases the rent is payable monthly in advance.

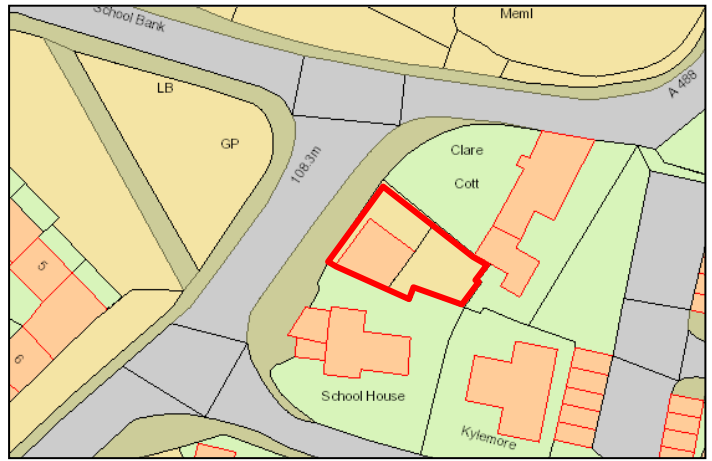
Further details regarding the Tenant and Lease are available from the Selling Agents on request.

Energy Performance Rating

Energy Performance Asset Rating: E (111)

Planning

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.



For Reference purpose only

Scale: Not to Scale

Guide Price

Offers in the region of **£165,000** are invited for the freehold interest subject to and with the benefit of the existing tenancy.

A sale at this level reflects a gross yield of 7.69% before Purchaser's normal costs and rising to 8.73% in 2026.

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Shop and premises
Current Rateable Value – £5,900
Rateable Value From 1st April 2023 – £4,450

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND
Tel: 0345 678 9000

Legal Costs

Each party are to be responsible for their own legal fees incurred in this transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Landlord has not elected to charge VAT on the property at the present time.

Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

Viewing

Strictly by appointment with the Sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

February 2023 / Amended February 2024

TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900

Also at

Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216

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Important Notice

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