



Holton Chippy, 117 Louth Road, Holton-le-Clay
Holton-le-Clay, Grimsby, South Humberside, DN36 5AD

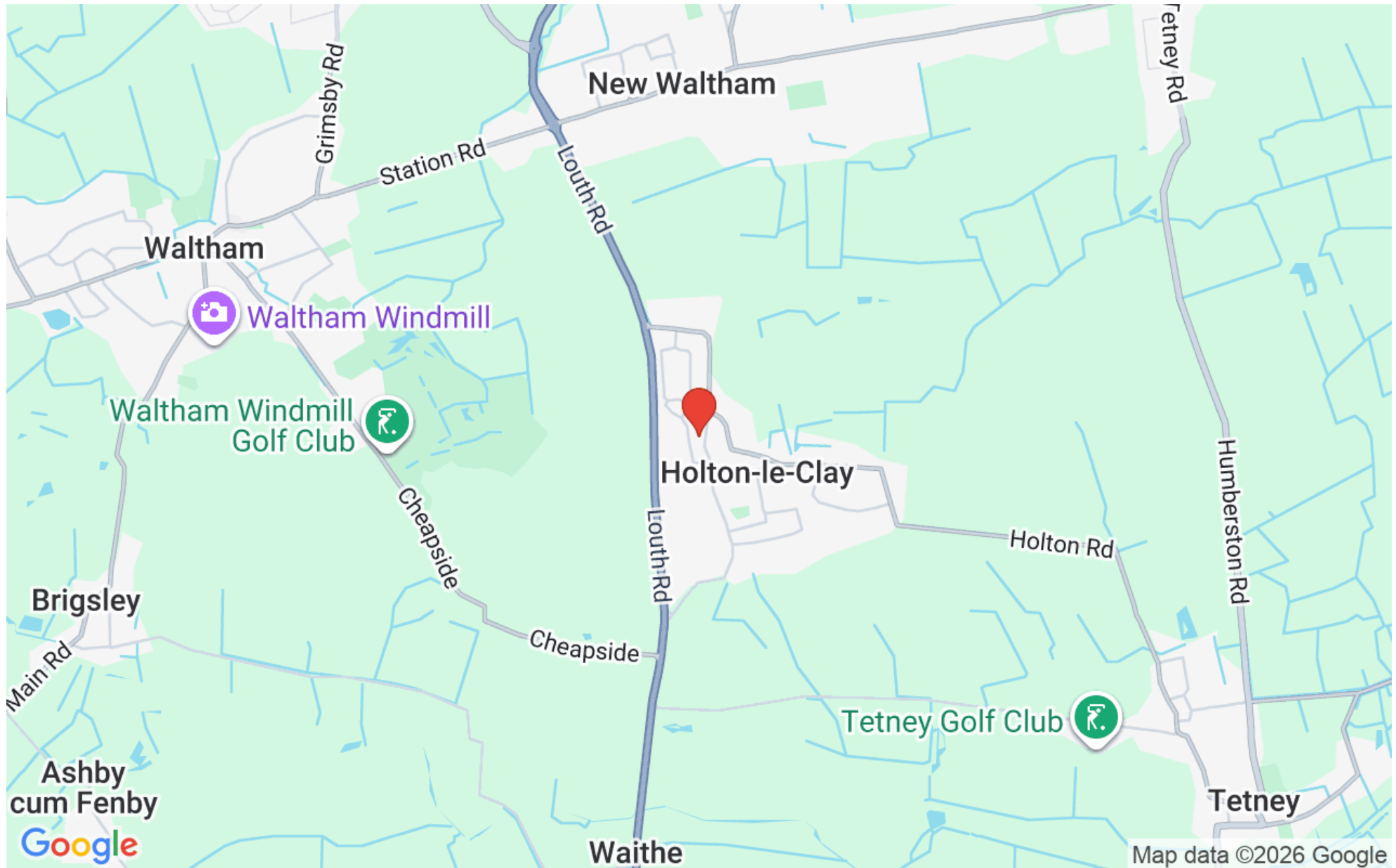
£375,000

Details

- For Sale
- Established Fish & Chip shop
- Well equipped
- 3 bed owners accommodation
- Expansion potential
- Overall area 1299 sqft (120.5 sqm)
- Garden and Car port
- Excellent accounts



Location



Overview

An excellent opportunity to acquire the freehold fish and chip shop with excellent 3 bedroom owners accommodation in the centre of the large village of Holton Le Clay. The business is located in the heart of the village and has been established in the same family for over 40 years. The business has great potential for expansion with increased opening hours



Location

The business is located in the heart of the village and has been established in the same family for over 40 years. Holton-le-Clay is a village and civil parish in the East Lindsey district of Lincolnshire, around 5 miles (8.0 km) south of Grimsby. The village has two schools, Holton-le-Clay Infants School and Holton-le-Clay Junior School, for primary school age children. Local secondary schools include Tollbar Academy at New Waltham. The village is also in the catchment area for Louth's Louth Academy, Louth Academy and King Edward VI Grammar School. The village has three public houses. The village has convenience shops, a pharmacy and two hairdressers, kebab and pizza outlets. The village is expanding and has a population of over 3700.



ACCOMMODATION

The property offers excellent business space and spacious owners accommodation over 3 floors and comprises:

Ground Floor: 604 sqft (56.1 sqm)

With Fish and chip shop with modern fryer and equipment with good sized customer area and prep room off. With inner hall joining to the owners accommodation with access from car port and chipping room with store. Family Kitchen, lounge, conservatory.

First Floor: 440 sqft (40.8 sqm) with landing Lounge, 2 bedrooms and bathroom

Second Floor: 158 sqft (14.6 sqm) with landing and storage and 1 bedroom

Outbuildings 97 sqft (9 sqm)

Outside with parking to the front and well established rear garden

First Floor = 440 sqft (40.8 sqm)

PLANNING

The property has established use as a fish and chip shop with residential consent

SERVICES

Mains electricity, water, drainage and gas are connected

TENURE

The property is for sale with the business , fixtures and fittings ,

freehold property with vacant possession



RATEABLE VALUE

The shop has a rateable value of £5800. The residential will be subject to council tax band A

Energy Performance Certificate

An EPC has been ordered

LEGAL COSTS

Each party are responsible for their own legal costs

VAT

The price is exclusive of VAT

LOCAL AUTHORITY

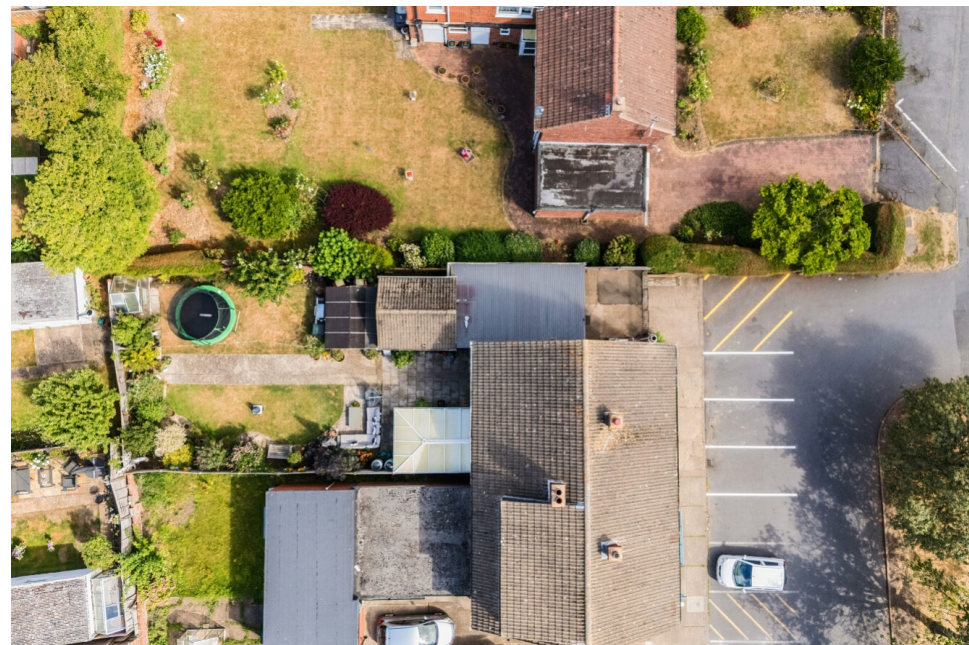
Contact East Lindsey District Council

Tel 01507 601111



VIEWINGS
Contact Pygott & Crone Commercial

Tel 01522 536777





Louth Road, Holton-le-Clay, Grimsby, DN36

Ground Floor Net Internal Area = 604 sq ft / 56.1 sq m (excludes carport)

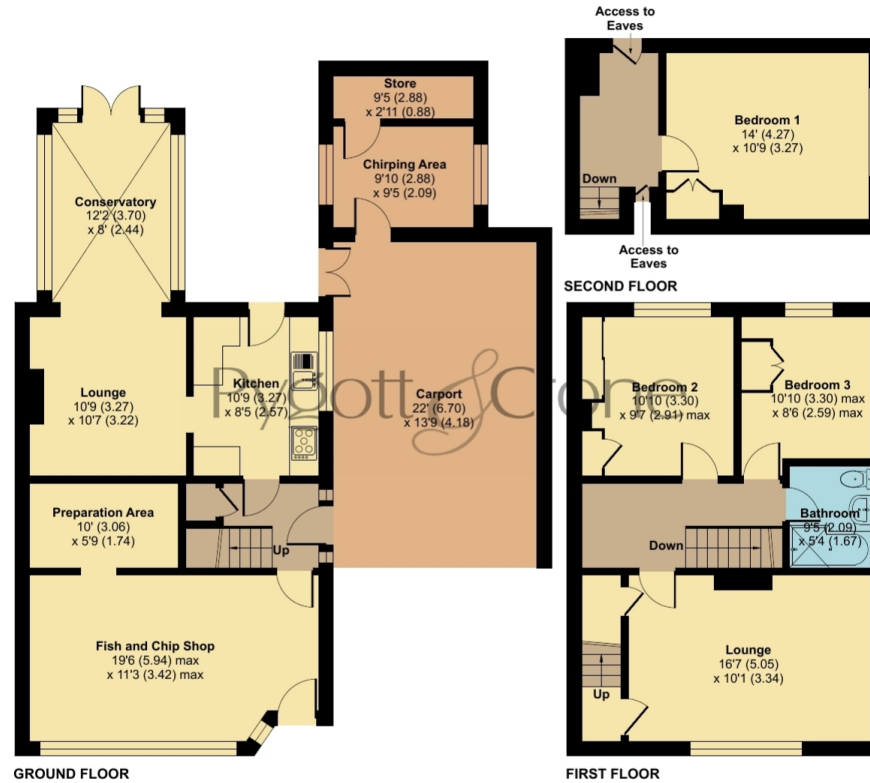
First Floor Net Internal Area = 440 sq ft / 40.8 sq m

Second Floor Net Internal Area = 158 sq ft / 14.6 sq m

Outbuilding = 97 sq ft / 9 sq m

Total = 1299 sq ft / 120.5 sq m

For identification only - Not to scale







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Holton Chippy, 117 Louth Road, Holton-le-Clay, Holton-le-Clay
is marketed through our Commercial office

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