



29 Main Street, Whitehaven, CA28 8RG

Price Guide £160,000

Thriving Chip Shop. Situated In A Nice Residential Area Superbly Fitted & Presented. Established for many years with current owner and is reluctantly for sale due to retirement.

Busy takeaway situated on high street location with local amenities nearby. The shop is in excellent decor throughout. On the ground floor benefits from a modern cooking area with prep area. Upstairs another prep area and store and WC. Well-known and renowned for providing high standards of service, serving the local community. Accounts are available for serious interested parties.

ENTRANCE

Door to:

CHIP SHOP/SALES AREA

15'4" x 12'1" (4.67 x 3.69)

Fixtures and fittings. Archway to: Three pan frying range gas, Three years old. Fridge freezer, commercial microwave, cash till. Oil filter cleaner, storage area under till shelf and serving counter.



PREPARATION AREA

12'2" x 7'6" (3.71 x 2.28)

Stairs to upstairs area. Double drainer sink, potato peeler, 25 kilo capacity potato chipper. Stainless steel table and shelf, stainless steel fridge. Four plastic chip barrels.



STORE ROOM

7'8" x 7'7" (2.34 x 2.30)

Side aspect window, range of shelving units, housing for extractor fan, vinyl flooring.

HALLWAY

13'0" x 30'11" (3.95 x 9.43)

Shelving and two chest freezers.

PREPARATION AND STORE ROOM

12'1" x 11'6" (3.69 x 3.50)

Range of shelving units, storage cupboard, gas water heater, free standing cooker, stainless steel splash backs, large sink with mixer tap, wash basin with mixer tap.

FISH FRIDGE

Side aspect UPVC window, vinyl flooring. Batter mixer, two steel buckets, two plastic barrels for batter and flour. Door to:

CLOAKROOM

Side aspect UPVC window, low level WC in white plus stainless steel wash basin, laminate flooring.



RATING ASSESSMENT

We are advised that the property is assessed for rates as follows:

Rateable Value: £1,425

Small Business Multiplier: 49.1p (2019/2020)

Payable: £700

You may be entitled to a reduction on Non Domestic Rate charge if your business occupies a Non Domestic Rated property with a Rateable Value of less than £12,000. Applicants are advised to make their own enquiries of the local authority.

DIRECTIONS

From Whitehaven, follow signs for Hensingham. From Hensingham Bypass, take the left onto Ribton Moorside where the property can be found on the left hand side just off the 1st exit off Hensingham Square roundabout.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of

error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdals, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdals offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE BUREAU

Grisdals work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across the UK. Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. Mortgage Advice Bureau Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed. To find out how we can help you realise your dreams, just call your nearest Grisdals office.

COVID-19

VIEWERS will be asked to complete a brief health questionnaire before we can confirm any appointment. You will be given an allocated time slot and will not be able to enter before this time.

VIEWERS are asked to restrict the number of people entering the property to a maximum of 2 who must be from the same household.

VIEWERS are asked to wear gloves (masks recommended) whilst in the property.

THE AGENT will call the VENDOR with their expected arrival time. Before the viewing, the VENDOR should open all internal doors and external doors.

The VENDOR will be asked to leave the property whilst the viewing takes place. You may be in the garden or, if you need to remain in the house, please ensure you maintain the required minimum 2 metre distance at all times.

The VIEWING will take no more than 15 MINUTES. Please do not touch anything inside the property. Any questions you may have can be answered after the viewing once you are outside of the property.

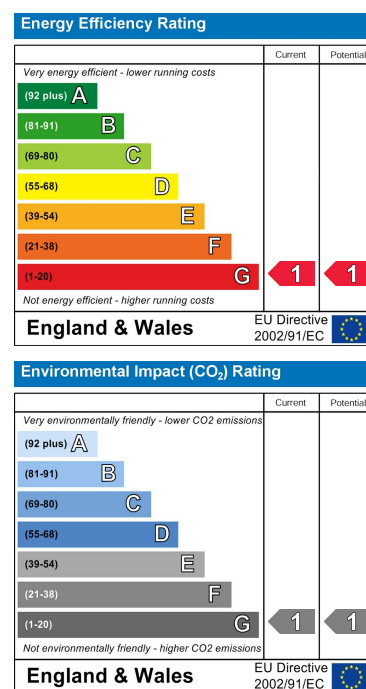
The VENDOR should wipe down any surface, including door handles, with usual household cleaning products.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.