



173 High Road  
, Whitehaven  
CA28 9HA

Shop with Living Accommodation



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GRISDALES  
PROPERTY SERVICES

£275,000

### Key Highlights

- Established and highly regarded fish and chip takeaway with a strong local reputation and annual turnover of approximately £165,000
- Spacious adjoining residential accommodation featuring four double bedrooms, ideal for owner occupation or additional rental income
- Excellent external amenities including a lawned garden, private driveway, garage, off-road parking, and useful outbuildings
- Complete business package including all existing stock, allowing a new owner to take over and trade immediately
- Flexible living space with an open-plan lounge and newly fitted kitchen, separate from the commercial food preparation area
- Commercial EPC Rating C

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## Welcome to High Road, Whitehaven

LARGE COD AND CHIPS PLEASE – WITH PLENTY OF SALT AND VINEGAR!

An exciting opportunity to acquire a well-established and highly regarded fish and chip takeaway – one of our personal favourites – complete with a spacious four-bedroom residence. Situated on the outskirts of the town centre, this thriving business is perfectly positioned for a new owner to step in and take over a successful operation from day one. The package includes the takeaway business, a generous four-bedroom home, a garden, driveway, garage, and additional outbuildings, offering both lifestyle and income potential.

Currently trading just five days a week, the business generates an impressive annual turnover of approximately £165,000. All existing stock is included within the sale, ensuring a smooth and seamless transition for the new owner. Detailed accounts are available upon request, demonstrating the strength and transparency of this established venture.

In addition to acquiring the business premises, the adjoining residential property offers excellent flexibility. Whether you choose to live on-site for convenience or generate additional income from the four double bedrooms, the possibilities are plentiful. The accommodation has been thoughtfully arranged and features an open-plan lounge and kitchen, a newly fitted kitchen separate from the commercial preparation area, a spacious conservatory, and a family bathroom. Externally, the property benefits from a lawned garden and ample off-road parking.

This is a rare opportunity to combine business ownership with comfortable family living, all within one attractive package.

### **THINGS YOU NEED TO KNOW**

The property is Freehold and benefits from mains gas, electric, water and drainage services.

The boiler is 7 years old and has been regularly serviced.

The electrical wiring was checked in 2019.

The property has a water meter.

The property includes owned solar panels. No income is generated from these.

### **DIRECTIONS**

W3W:///excuse.month.songbirds

### **THE CHIP SHOP**

All fixtures & fittings will be included within the sale. The Chip Shop is very well known in the local area and trades very well. The business premises includes the shop front, kitchen, prep area and W.C. The garage is great for storage of larger appliances such as fridges and freezers including a separate Potato store just to the side.

### **THE LIVING ACCOMODATION**

Previously used as an additional income earner on a room by room basis, each double bedroom is fit with individual locks and are all fire doors.

This would make great space for live in business owners and is decorated tastefully throughout, including a newly fitted kitchen to separate the business and personal spaces, accompanied nicely with a four piece suite family bathroom and additional conservatory.

Externally, there is the benefit of a private lawned garden and off road parking for two vehicles.

### **RATING ASSESMENT**

Applicants are advised to make their own enquiries of the local authority.

### **LOCAL COMMUNITY - CA28**

CA28, centered on Whitehaven, offers a welcoming coastal community with a strong local identity, combining historic charm around Whitehaven Harbour and attractions like The Beacon Museum with easy access to the western Lake District and nearby beaches such as St Bees Beach. The area is well-served by a range of primary and secondary schools, convenient everyday shopping including Tesco Superstore Whitehaven, Morrisons Whitehaven and Aldi Whitehaven, along with essential public services such as West Cumberland Hospital and local transport links via rail and bus. Altogether, CA28 presents a practical and affordable place to live, appealing to families and professionals alike with its balance of amenities, community spirit and scenic surroundings.







## Location



## Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>72</b>	<b>72</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Additional Information

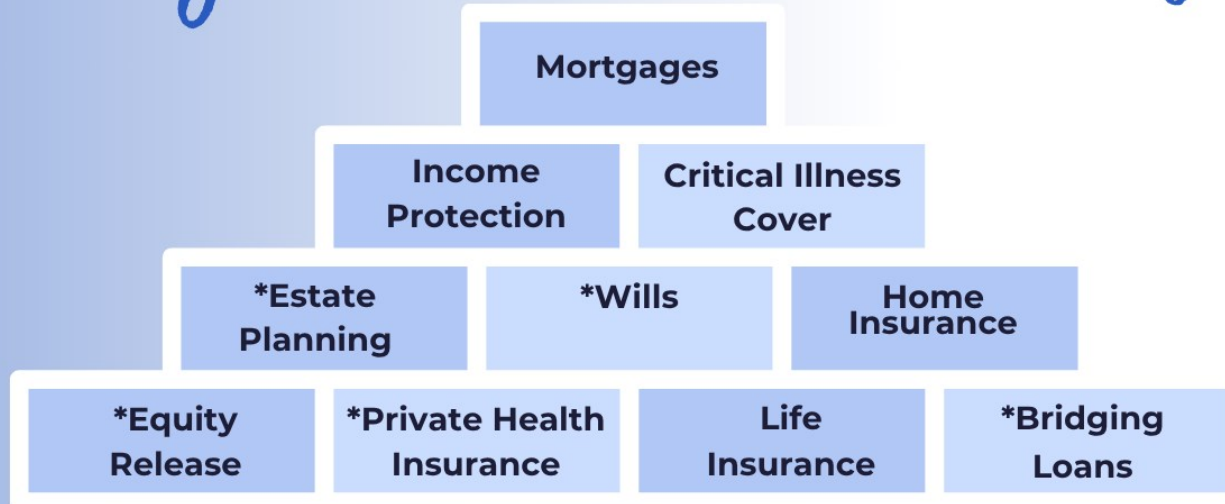
Tenure: Freehold Council: Cumberland Tax Band: A

### Please Note:

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.



# All your needs under one roof



\*Advice in these areas will be referred to a specialist

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-Whitehaven



The advice will be given by the right retirement plan limited

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