



For Sale

Royal Fisheries, 12 James Reckitt Avenue, Hull HU8 7TP

- Well established fish n chip shop business and property for sale.
- Of interest to businesses and property investors.
- Two bedroom flat above included.
- Available to lease subject to negotiation.

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Location & Situation

Royal Fisheries is situated along James Reckitt Avenue which lies north east of Hull city centre. James Reckitt Avenue is accessible from Mount Pleasant and is in close proximity to Holderness Road forming part of Hull's main arterial routes to and from the city.

The immediate area comprises mostly residential and the property sits within a parade of shops serving the local community.

Description

The property is a mixed-use comprising of a ground floor fish n chip shop takeaway with rear storage and prep areas and a two-bed flat above that is accessible from the rear.

The business has been trading for a number of years to provide a well established fish n chip shop in the local area. The property presents a turn key opportunity for a new business owner seeking to trade from an existing business. Additionally, the property could be acquired as part of expansion plans of another fish n chip shop business with the potential to re-brand.

The entire property could also be of interest to investors seeking mixed-use opportunities.

Accommodation

The accommodation comprises of the following areas:

Ground Floor
Retail & rear prep area - 468 sq.ft. (43.40 sq.m)
Ancillary storage/prep areas - 232 sq.ft. (21.50 sq.m)

First Floor
2-Bed flat - 504 sq.ft. (46.83 sq.m)

Planning

We understand the property benefits from use class Sui Generis for the ground floor shop and class C3 for the first floor flat.

Services

We understand electricity, gas, water and drainage are connected to the property..

Council Tax

We have been advised the rateable value for the ground floor shop is £4,150 and the council tax band for the two bed flat above is band A.

EPC

Details of the EPC are available upon request.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

We understand VAT is not payable at the prevailing rate.

Price/Terms

The property and business is available at a guide price £135,000. Lease options are available subject to negotiation and fixtures and fittings are available to be purchased or leased separately.

Viewings to be made by prior appointment through us as sole selling agent.

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