



£75,000

Village Fish and Chips, Lower Chippenham Lane, Slough, SL1

Simple Estate Agents present to the market this successfully running local fish and chips take way located in residential area. The business is currently on a small parade of shops which include convenance store and pizza take away. There is rear access via a service road and customer parking the front. For more information please call our office.

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Fish and Chips Take Away

Asking price of business is £75,000 which includes equipment

New Lease to be provided (15 years)

Rent is £18,000 PA

Business Rateable Value for premises is £8,200 (so could be subject to small business rate relief - clients advise to check with local authority

Stock to be sold at valuation

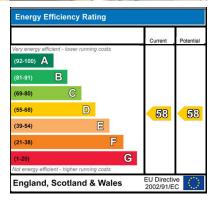
Vendor has estimated weekly turnover to be £2000 to £2500 Per week (please note this has not been verified and buyers are recommended to do their own checks)

EPC rating 58 (C)









				Current	Potential
Very environmental	ly friendly - low	er CO2 emi	ssions		
(92-100)					
(81-91)	3				
(69-80)	C				
(55-68)	D			58	58
(39-54)		E			
(21-38)		F			
(1-20)			G		
Not environmentally	friendly - high	er CO2 emis	ssions		

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if that England Section & Wales importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPPERTY.