



Lanchester Fish Bar

31 -33 Front Street, Lanchester DH7 0HT

- Freehold Fish & Chip Takeaway
- Tenanted Retail Unit producing £6,000 p/a
- Large Garden / Patio
- Sought After Rural Location
- Four Bedroom Period House*
- Turnover circa £1,600 per week
- Genuine Retirement Sale
- Long Established Business

Price: £365,000 Freehold

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Location

Lanchester is a village within County Durham, it is situated approximately 8 miles (13 km) to the west of the city of Durham and 5 miles (8 km) from Consett. The village has a population of slightly more than 4000. There are a range of local businesses and a Spar supermarket, located centrally.

General Description

We are delighted to bring to the market this mid terrace period property consisting trading fish and chip shop with 4 bedroom house and tenanted retail unit.

Business Description

Lanchester Fish Bar has been trading since the 1950's with our clients taking over circa 22 years ago. The business enjoys an ideal trading position in the heart of the village on a busy main route through the village. This is a genuine sale with our clients looking to retire. The business is well presented consisting service area, kitchen, prep area, utility, and W/C facilities.

Residential Accommodation

A self-contained house located behind and above the barbers consisting ground floor kitchen/diner and conservatory and 4 double bedrooms with family bathroom on the first floor. One of the bedrooms is currently used as an office.

Retail Unit

The retail unit is let to Hey, Moustache! Gentleman' barbers for £6,000 per annum.

Exterior

The property benefits from an enclosed large garden / patio area to the rear.

Measurements

Description		sq. ft.	sq. m.
31 Front St	Fish Bar	422.73	39.27
33 Front Street	Barbers	213.14	19.80

Turnover

We have verbally been informed the turnover is circa £1,600 per week.

Opening Times

Tuesday – Saturday	Open
Sunday – Monday	Closed

Staff

The business is owner operated with the assistance of 2 members of staff, all of which will be retiring.

Tenure

Freehold

Price

£365,000

EPC Rating

C - D - D

Viewing

Strictly by appointment through this office.

Rateable Value (31 Front Street - Barbers)

The 2023 Rating List entry is Rateable Value £4,000

Rateable Value (33 Front Street – Fish bar)

The 2023 Rating List entry is Rateable Value £3,750

Council Tax Band (House - 31 Front Street)

Band D

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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Prepared: 03rd November 2023

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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