

King Street Chip Shop, 17-21 King Street, Market Rasen, LN8 3BB

*GUIDE PRICE: **£175,000 – £200,000** (plus fees)



Situation:

An opportunity to acquire a profitable business and a family home, all-in-one. Situated close to the centre, within the conservation area, of this popular market town and enjoying private, enclosed and southerly facing rear gardens, this mixed use, 3-storey town house includes a fully equipped Fish & Chip Shop (accounts available upon request) together with an exceptionally spacious family house offering numerous, generous sized rooms and consequently providing for versatility of use, a total floor area of around 250.2sqm (approx 2,693sqft). Alternative uses may be possible, subject to planning consent etc, but these have not been explored.

Description:

Entrance: Access to the property is through the Fish & Chip Shop (from King Street or Rhodes Passage) or from the rear, via the store or Preparation Room 3, accessed from Rhodes Passage.

Shop:

The Fish & Chip Shop occupies the whole frontage of the property on the ground floor and comprises:

Shop: 7.87m x 3.58m (25'10" x 11'9")

Part glazed entry door from King Street and similar door from Rhodes Passage. Measurements include a Mallinson's of Oldham Ltd. four pan range with glazed cabinets above and adjacent stainless steel counter. Four pot bains-marie, wall mounted interior illuminated signage, two free-standing, serving counters with stainless steel surfaces, display refrigerator with twin, glazed doors, ceramic tiled walls and floor and centre ceiling fluorescent lighting. Two windows (one bow) to the front.

Agent's Note:

Anyone wishing to continue operating the business will be offered stock at valuation.

Dining Area: 4.88m x 3.61m (16'2" x 11'10")

Four tables and fifteen chairs. Tongue and groove panelling (with dado rail above) to part height on all walls. Two free-standing exterior pavement signs. Window to the front, double radiator and centre ceiling fluorescent lighting.

Annexe: A single storey offshoot at the rear of the shop provides several interconnected rooms currently comprising:

Preparation Room One: 3.94m x 3.07m (12'11" x 10'1")

Open access from shop and uPVC panel door to the rear. Quarry tiled floor, oil filtering machine (by ASAP), fluorescent lighting and open access to:

Preparation Room Two: 3.05m x 2.24m (10' x 7'4")

Corner wash basin in white, stainless steel double drainer double sink unit with mixer tap, uPVC double glazed window overlooking the rear gardens, four door stainless steel catering refrigerator, commercial batter mixer, quarry tiled floor, fluorescent light and open access to:

Preparation Room Three: 3.76m x 2.21m (12'4" x 7'3")

uPVC panel door to Rhodes Passage and twin, uPVC double glazed windows overlooking the rear gardens. Hobart potato rumbler, stainless steel IMC chipper, free standing, stainless steel topped counter and deep, plastic, chip storage tank. Centre ceiling fluorescent light.

Garden Room: 3.91m x 1.88m (12'10" x 6'2")

Radiator, centre ceiling fluorescent light, southerly facing uPVC part double glazed twin doors to the gardens at the rear and open access to:

Dining Room: 3.10m x 2.95m (10'2" x 9'8") excluding staircase

Understairs storage recess including wall mounted cloak rail and hooks and several fitted shelves. Fluorescent light, secure door to fish shop and rounded, open arch to:

Kitchen: 5.05m x 3.12m (16'7" x 10'3")

Measurements include an extensive range of units with beech colour doors comprising wall mounted cupboards and base unit cupboards and drawers with roll-edge work surfaces and deep, ceramic tiled splashbacks. Inset single drainer one and a half sink unit with monobloc tap. Bosch stainless steel cooker extractor hood. Plumbing for washing machine and dishwasher. Southerly facing uPVC double glazed window overlooking the rear gardens and uPVC panel stable type door to the rear.

Staircase

Stairs, with handrail, from garden room to first floor

Landing

Wall mounted central heating thermostat.

Bathroom: .94m x 3.10m (12'11" x 10'2")

White colour 4-piece suite comprising panel bath with handgrips and fully tiled surround, separate shower cubicle with tiling to full height on two walls, direct feed shower installation and glazed, bifold entry door, oval pedestal hand basin and low-flush wc. Ceiling mounted extractor fan, double radiator, upright towel radiator, uPVC double glazed window to the rear and boiler cupboard housing a wall mounted Ideal gas central heating boiler.

Bedroom Four: 3.99m x 3.12m (13'1" x 10'3")

Double radiator, built-in double wardrobe with double cupboard above and double glazed window to the front.

Office / Study: 3.96m x 3.61m (13' x 11'10") max.

Fitted shelves to one side of chimney breast, two wall light points, centre ceiling light point, smoke detector, double radiator and double glazed window to the front. Open, rounded arch to:

Lounge: 4.98m x 3.63m (16'4" x 11'11") including recess to either side of chimney breast

Period style fireplace surround with marbled hearth and matching inset. Double radiator, four wall light points and double glazed window to the front.

Bedroom Three: 5.11m x 3.12m (16'9" x 10'3") including narrow chimney breast

Double radiator and southerly facing uPVC double glazed window overlooking the rear gardens. Access to roof space.

Play Room: 3.10m x 2.95m (10'2" x 9'8") including staircase and narrow chimney breast.

Radiator, understairs recess and southerly facing uPVC double glazed window overlooking the rear gardens.

Stairs, with spindled balustrade and small door access to store room, to second floor.

Sitting Room: 3.96m x 3.12m (13' x 10'3") excluding stairs recess

Radiator and double glazed window to the front.

Bedroom Two: 4.95m x 3.61m (16'3" x 11'10") including recess to either side of chimney breast.

Radiator and double glazed window to the front.

Master Bedroom: 4.01m max. x 3.15m min. (13'2" max. x 10'4" min.) including en-suite shower room

Radiator and double glazed window to the front.

En-suite Shower Room: White colour suite comprising corner shower cubicle with Triton shower, glazed, twin sliding doors and matching screen either side, corner pedestal hand basin with monobloc tap and tiled splashback and low-flush wc.

Gardens: The Shop fronts directly onto the pavement with pedestrian access only available from both King Street and Rhodes Passage. The southerly facing, enclosed gardens at the rear are surprising in their size for a town centre property and are bounded by the buildings on the eastern side and by either brick walls or mature hedging on the remaining boundaries. Laid mainly to lawn these gardens also include a generous sized, paved patio and a raised, well stocked rockery at the very rear. A brick built store (some 21'2" x 7'4" is accessible from both the gardens and Rhodes Passage. It has a smaller store (former outside wc) on one side and a dilapidated, roofless building on its other side.



Tenure: Freehold

Local Authority: West Lindsey District Council

Solicitors: Butterworths, 3 Walker Terrace, Gateshead, NE8 1EB. Tel: 0191 482 7458. Ref: Katie Richardson.

Energy Performance Certificate (EPC): Current Rating D

Possession: Vacant possession will be given on completion.

Viewing: Strictly by appointment with Auction House.

Additional Fees

Buyer's Premium: £2200 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.