

**MOORINGS FISHERIES
34 CHURCH STREET
WHITBY**



£170,000

A popular and well established Fish and Chip shop business. The leasehold premises, which overlooks the harbour, is for sale to include all trade fixtures, fittings and equipment. The shop is currently open 7 days per week but there is scope for extending the working hours.

Located approximately half way along Church Street which is on the eastern side of the harbour, close to the town centre.



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FISH AND CHIP SHOP (16'9 x 15'3)

A double fronted premises with serving counter and cooking range.

KITCHEN (21' x 11'9)

With a single drainer sink unit, work surfaces, fitted wall cupboards and shelves.

PREP ROOM (14'9 x 7'9)

Which has a part glazed door to the side.

CLOAKROOM & W.C

Situated off the prep room.

FIXTURES, FITTING & EQUIPMENT

An inventory of all major items will be provided to prospective purchasers.

LEASE

We are informed that the premises is available on a 999 year lease dating from 13th June 1994 at a Peppercorn Rent.

NOTES

The opening times are:

11.45 – 1.30 & 4.30 – 7.00 Mon – Fri

11.45 – 7.00 Sat & Sun

VIEWINGS

Strictly by appointment through sole selling agents.

VALUE ADDED TAX Value Added Tax may be payable on the purchase price and/or rent and/ or other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.

MEASUREMENTS are only very approximate and their accuracy is in no way guaranteed and we therefore advise you to have your own carpet fitter or furniture supplier take his own measurements prior to ordering any carpet or furnishings.

IMPORTANT NOTE TO PROSPECTIVE PURCHASERS

Conditions of receiving Jacksons Property Service particulars.

We have not carried out a structural survey of any kind & have not tested any apparatus, fittings or services, so we cannot verify that they are in working order. The prospective purchaser is therefore advised to make their own enquiry and checks prior to purchase. These particulars are provided for guidance only from information the vendor has given us & should not form part of any contract or sale. A purchaser is expected to make his/her own enquiries via their own solicitors, surveyor or expert before committing themselves to a legal document. Jacksons Property Service for themselves & for the vendors, owners or landlords of the property whose agents Jacksons Property Service are; give notice that (a) these particulars are prepared for the convenience of any intending purchaser or tenancy & although they are believed to be correct, their accuracy is not guaranteed & they do not obviate the need to make appropriate searches, enquiries or inspections. They are made without responsibility on the part of Jacksons Property Service or the said vendors, owners or landlords. Any error, omission or misdescription shall not arrest or annul the sale or be grounds for rescission or on which compensation may be claimed & neither do they constitute any part of an offer or a contract. (b) none of the statements contained in these particulars as to the property are to be relied upon as statements or representations of fact & any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements, measurements, etc, contained in these particulars. (c) The vendors, owners or landlords of the property do not make or give & neither Jacksons Property Service nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property.