



## FREEHOLD OR LEASEHOLD BUSINESS FOR SALE 'WOT'S COOKIN' FISH AND CHIP SHOP, 24 WILLOW STREET, OSWESTRY, SHROPSHIRE. SY11 1AD

- Long established business with excellent reputation and massive expansion potential, located in prominent busy town centre position.
- Accommodation on ground, first and second floors, with potential, subject to permissions for conversion of part of upper floors into small area of living accommodation. Exceptionally well equipped commercial kitchen, restaurant and takeaway.
- VIEWING BY APPOINTMENT ONLY: Celt Rowlands & Co. 01691 659659.

## LOCATION

Oswestry, Shropshire's third largest town, with a former Borough population of approximately 33,000, and town population of approximately 17,500, has a wealth of character and facilities to offer. There are a range of multiple retailers in the town, to include Boots, Superdrug, W H Smith, Poundland, Prezzo, Home Bargains, Costa, Greggs, McKays and many others.

'Wot's Cookin' has a bold frontage to Willow Street, and is well positioned for both daytime shoppers and night time trade, with the ability to park further along Willow Street. Please see the attached traders plan, and you will see that the premises are virtually opposite the town's main Post Office.

## THE BUSINESS AND EQUIPMENT

This business has been operating by families for a number of decades (the current owners acquired it approximately 5 years ago), and it will command a most attractive level of turnover, retailing traditional fish and chips, together with a large range of other dishes including chicken, pies, sausages, burgers, jacket potatoes and sandwiches. In our opinion, and as agents, the business has the advantage of an excellent front range supported by a comprehensively equipped commercial kitchen with supporting preparation and ancillary areas. The restaurant has tables and chairs for approximately 25 covers.

There are a number of areas of potential expansion, including opening hours and food lines offered, and for seriously interested parties accounting information can be provided, together with a more comprehensive list of fixtures and fittings.

## PROPERTY DESCRIPTION

The property comprises:-

### Ground Floor Takeaway/Restaurant

|  |                          |
|--|--------------------------|
| Plate glass display window with front internal width | 4.32 m                   |
| Main Sales Depth                                     | 12.16 m                  |
| Built Depth  | 16.57 m                  |
| Front Takeaway/Restaurant (24 covers)                | 51.66 m.sq. / 556 sq.ft. |
| Commercial Kitchen/Preparation and Storage Areas     | 45.61 m.sq. / 491 sq.ft. |

(This also includes bin/waste store, access to exterior along alleyway which is owned within the freehold of the subject property, and shared with others)



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## First Floor

A number of rooms catering for Office (including part kitchen area), freezer storage rooms, general storage and Staff Area

29.31 m.sq. / 316 sq.ft.

WC with wash basin with potential to expand to create shower room

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## Second Floor

General storage

21.76 m.sq. / 234 sq.ft.

The above area could be improved, subject to permissions, with the introduction of dormer and/or flush Velux style roof lights.

**Total Net Internal Commercial Area of Whole Building** 148.34 m.sq. / 1597 sq.ft.  
**Approximately**

## ASKING PRICE

Please contact the agents for a guide on both freehold and leasehold prices, together with rent and lease terms. In all cases these will include goodwill and fixtures and fittings. If leasehold, the ingoing tenant will be asked to discharge the landlord's reasonable legal costs in connection with the granting of the lease. The availability of this business and building is **confidential**, and interested parties are asked to respect this and also be discreet if viewing the premises.

## VAT

We understand that the current owners did not pay VAT on the purchase of the freehold, and therefore it is believed and assumed that the building is not elected for VAT. Interested parties however should enquire via their solicitors to firmly establish this.

## BUSINESS RATES

The building has a rateable value of £7,300, and interested parties should speak to the Local Council – Shropshire Council on 0345 6789003, to ascertain what level of business rates will be applicable. Concessions may apply.

## EPC RATING

An EPC has been commissioned and will be available shortly.

## VIEWING - VIA AGENTS ONLY

Please contact the agents: Celt Rowlands & Co. on 01691 659659 or [oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com)

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