



Mardy Fish & Chip Shop (Catch 22)

Hereford Road, Mardy, Abergavenny, Monmouthshire. NP7 6HU

Tenure: Freehold

Price: £189,000

Ref: 95589

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Suburban fish & chip shop
- In market town between The Skirrid & the Sugar Loaf
- Well established and successful business
- Character stone property in popular residential area
- Comprehensively equipped, with additional storage
- External seated area

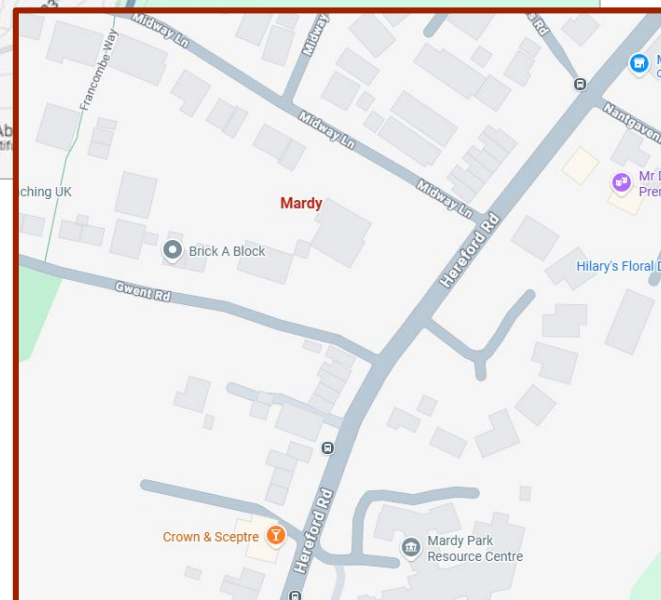
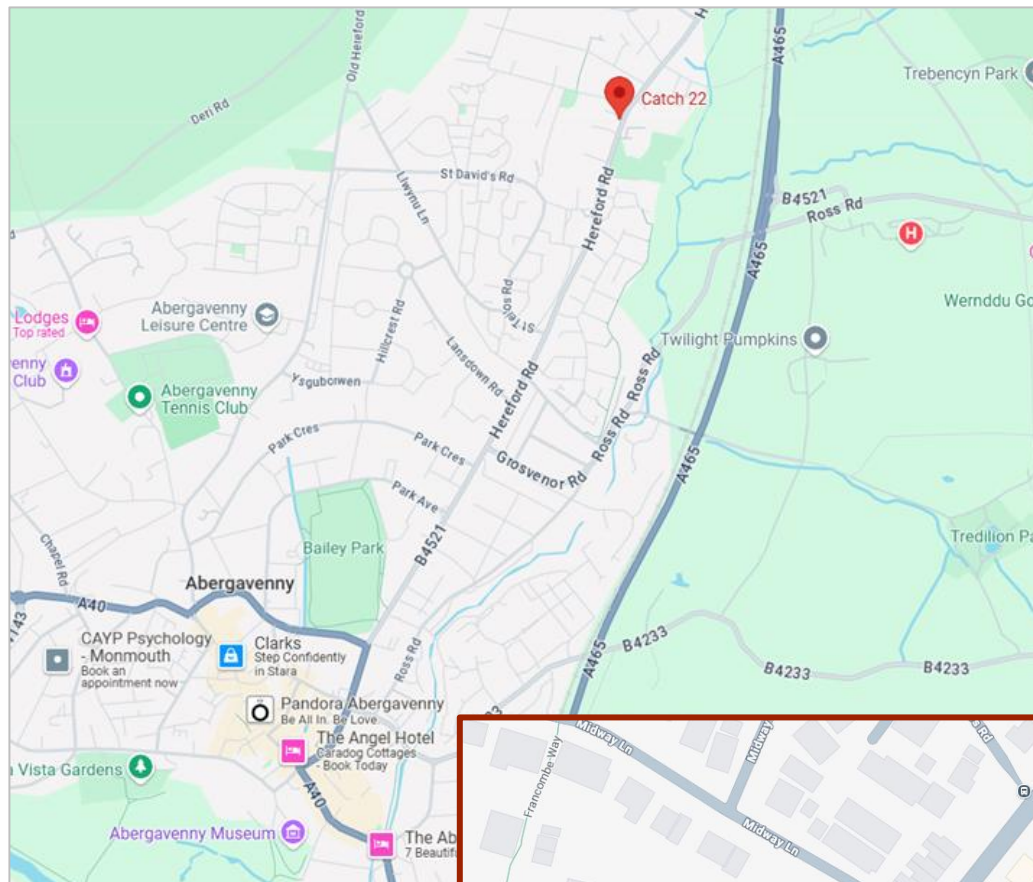
Location

The Monmouthshire market town of Abergavenny has a population of 12,500 and stands at the confluence of the renowned River Usk and the lesser known River Fenni. It is self titled as the “Gateway to Wales” being approximately six miles from the English border and Herefordshire, as well as being set in the rich agricultural countryside of the Usk Valley. It stands in the lee of the Black Mountains with the Brecon Beacons beyond. Over recent years the town has become an increasingly popular residential area, not only for those working in the Principality’s capital of Cardiff and the neighbouring city of Newport, but also for those commuting from Bristol as the toll charge has been removed from the M4 Severn Bridge crossing. This makes Monmouthshire a prime residential location for those commuting to Bristol due to the cost saving and the speeding-up of what was already a pretty short journey.

The Mardy Fish and Chip Shop takes its name from the suburb in which it is located, being a popular residential area on the very northern point of the town adjacent to the entrance from the bypass. It is positioned almost directly between the two famed mountains The Skirrid and the Sugar Loaf. The property stands on Hereford Road which is the main road running through the community, placing it in a prime position to attract custom not just from the local trade but those stopping to pick up an evening meal on their way home from work. Gourmet street food was provided as well as more traditional fare.

The Property

The property is stone built and is semi detached with a residential house. It is briefly described as follows:



Trade Areas

GROUND FLOOR

The MAIN SHOP PREMISES have non slip flooring throughout and a feature Blackburn range spanning the width of the room.

It provides ample trading space for those collecting their food and provides direct access into an adjacent FREEZER ROOM and the main CATERING KITCHEN to the rear. The kitchen is comprehensively equipped and has a PREPARATION ROOM off.

FIRST FLOOR

There is staircase to the STORE ROOM and OFFICE (5m x 4m), together with a STAFF WC.

External

To the front of the property is a SEATED AREA which has four wooden 'A' frame picnic style bench seats for customer use.

The Business

Our client, the freeholder, has owned the business since 2000, initially operating the business themselves before acquiring a public house in a nearby town, since when the Mardy Fish & Chip Shop had been let to independent tenants. The property is now vacant and our client is looking to sell.

We are advised that takings during our client's period of operation amounted to approximately £6,000 per week including VAT.



Tenure & Price

FREEHOLD £189,000 to include fixtures and fittings.

Our client may consider a leasehold option.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

Licences

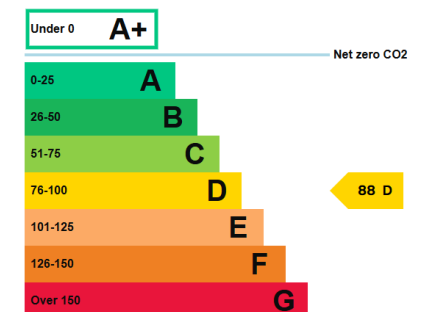
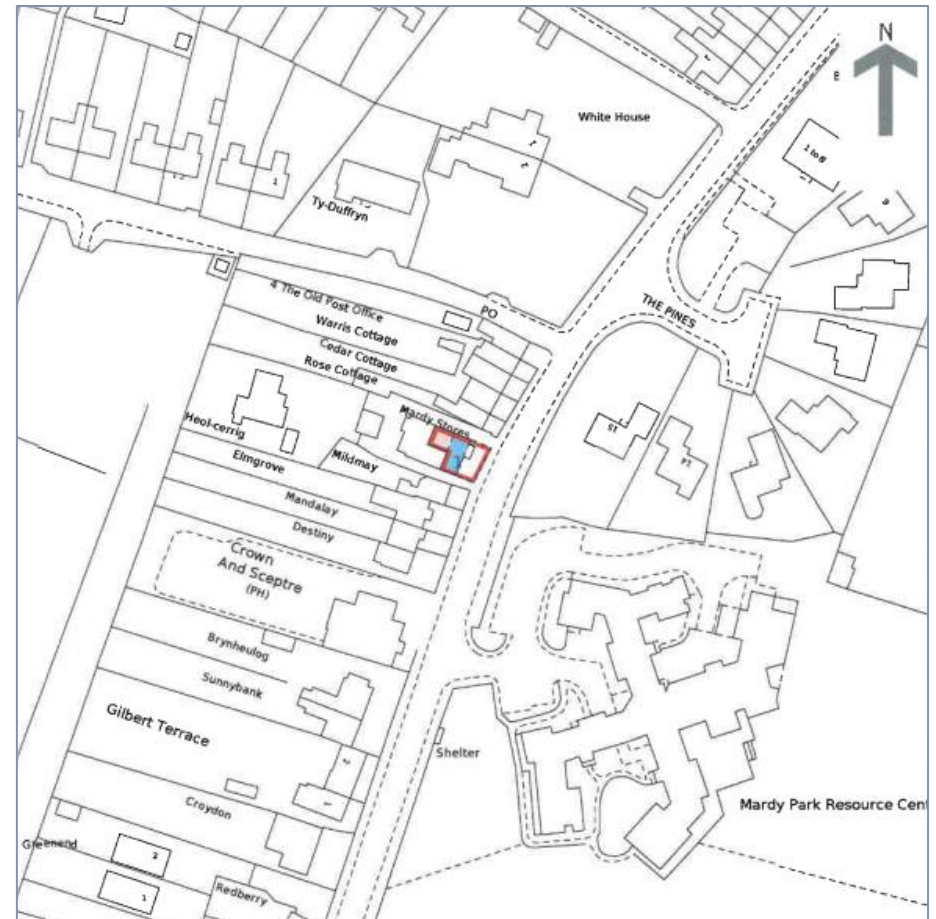
This property is not licensed for the retail of alcohol.

Services

All mains services are connected.

Four camera CCTV security system.

Local Authority: Monmouthshire County Council, County Hall, Rhadyr, Usk. NP15 1GA





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