

**BUSINESS FOR SALE**  
**CHINESE FOOD & FISH & CHIPS**



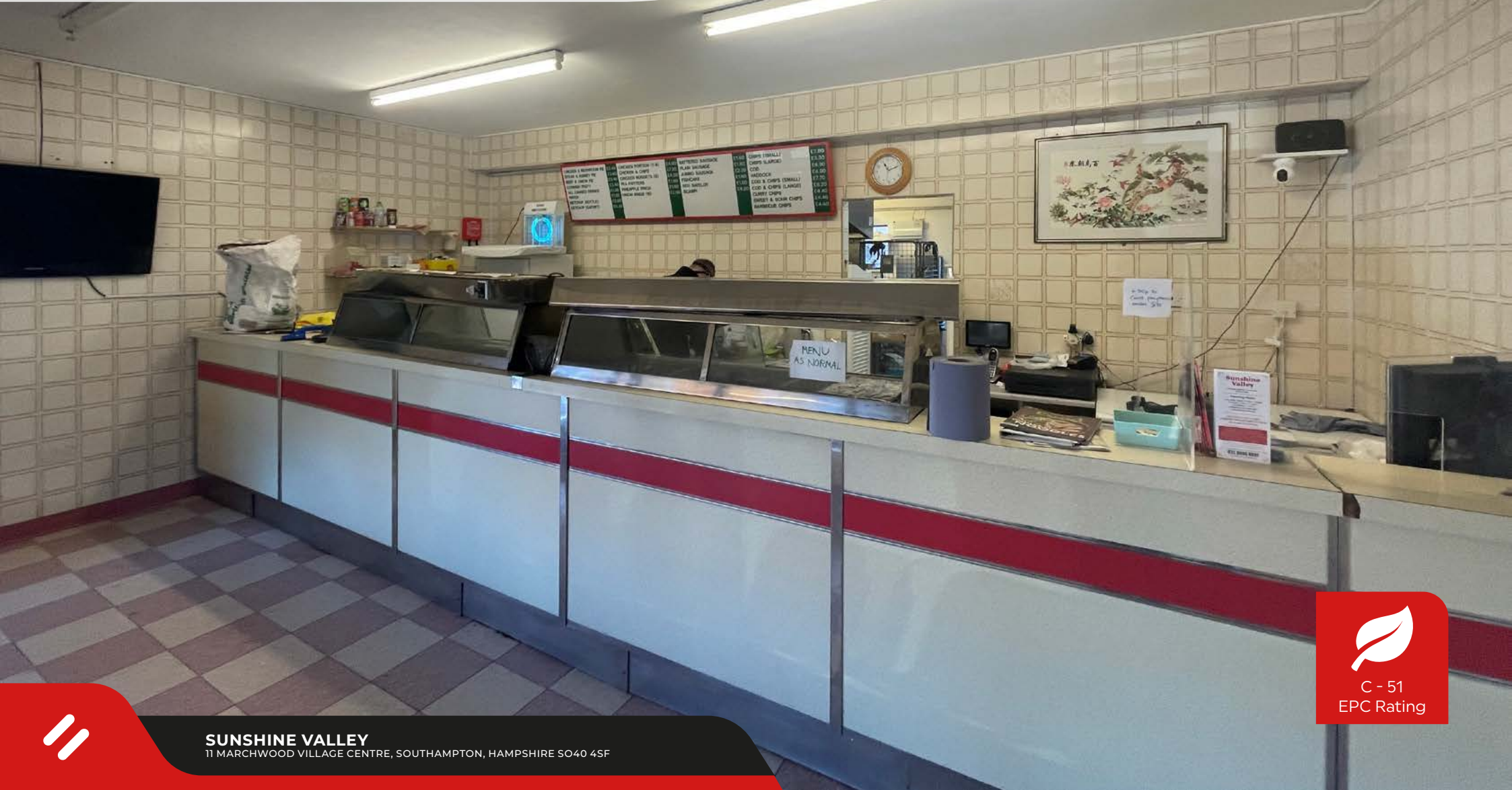
BUSINESS TRANSFER



**SUNSHINE VALLEY**  
11 MARCHWOOD VILLAGE CENTRE, SOUTHAMPTON, HAMPSHIRE SO40 4SF

## SUMMARY >

- WELL ESTABLISHED BUSINESS
- SUI GENERIS USAGE
- COMMERCIAL EQUIPMENT/FIXTURES & FITTINGS INCLUDED IN BUSINESS SALE
- CENTRALLY LOCATED IN MARCHWOOD VILLAGE CENTRE



## Location

The subject unit is centrally situated in Marchwood Village Centre with Totton approx. 3½ miles. Hythe approx. 4 miles. Fawley approx. 7½ miles. Southampton approx. 8 miles.

## Accommodation

The commercial element includes a countered sales area to the front, and kitchen to the rear of the property with employee WC facilities.

## Description

The subject business is a well-established Chinese and fish and chip takeaway restaurant.

## Trading & Business

The owners inform us that the business trades 5pm until 9:00pm on Tuesday, Wednesday, Thursday, and Friday and Saturdays 5pm until 9:30pm. The business offers a full Chinese cuisine menu and a fish and chip offering.

## Rateable Value

£7,900 at the Uniform Business Rate of 49.9p in the £ for 2023/24. For the year 2023/24 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Information taken from the Valuation Office Agency website.

## Tenure

LEASEHOLD. Lease is available upon request to seriously interested parties.

## Price

£69,500 excluding VAT to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.

The owners have requested that no direct approach should be made to themselves or the staff of this business for reasons of confidentiality and all requests for information MUST be made via Goadsby.



**George Cooper**  
george.cooper@goadsby.com  
01962 896145







## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)

