

# TORQUAY FRYER

## FISH & CHIPS

FISH &  
CHIPS

TORQUAY  
BATTERED CHIPS

1803 925 86

GRILLED FISH

FISH & CHIPS  
TORQUAY FRYER

am-9pm 8am-9pm

£2.19  
£2

REFRESHING  
SOFT DRINKS

ATM  
INSIDE

# Torquay Fryer

284 Union Street, Torquay, Devon, TQ2 5QZ



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**Thriving Fish & Chip Takeaway with Impressive Turnover**  
**Prominent Location within Residential & Commercial Area**  
**Smart Fitout, Well Equipped with Ancillary Areas**  
**Rent £11,200 PA, 10 Year Lease from 2020**  
**Profitable Owner/Operator Business**

## LOCATION

Torquay Fryer Fish & Chip Takeaway is located in the commercial & residential area of Torre. The premises is close to the large residential development of Torre Marine, the Police Station and surrounded by independent retail outlets and offices. There is free short-term parking available adjacent to the premises at Brunswick car park.

## DESCRIPTION

Torquay Fryer is a smartly fitted takeaway which has built up an enviable reputation for providing well cooked, reasonably priced meals. The owners use only fresh, natural produce and use rapeseed oil in the fryers which is filtered daily. The menu offers a range of battered fish including cod, plaice, haddock and lemon sole, grilled fish to include sea bass, sea bream and mackerel and the battered chips are the businesses best seller! A choice of meat, chicken or vegetarian burgers are also available.

Torquay Fryer offers the option to order online through JustEat. The takeaway does not have its own website and does not advertise the business via social media. This provides a huge opportunity for the next operator to promote the business further via these platforms.

Ref No: 4942

£70,000 Leasehold

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The premises comprises:-

A smart ground floor lock up with double glazed frontage and side entrance leading into:-

## **MAIN TRADE AREA & SERVICE COUNTER**

Customer waiting area and large wall mounted LED menu screens. Three pan Middleton gas range with 2 chip scuttles and heated cupboards over, wrapping station, fish fridge, contact griddle with extraction over, 4 pot bain-marie and Express EPOS touch screen till.

## **PREP ROOM**

Tiled walls and floor, stainless steel counter, large sink unit and wash hand basin. Microwave, Bold batter mixer, large upright fridge, chest freezer and large drinks fridge.

## **WET ROOM**

Bold rumbler, Bold chipper, Pura Filters electric oil filter machine and chip tubs.

## **DRY STORE ROOM**

## **STAFF WC**

## **PART COVERED REAR YARD**

Tiled walls and floor with large chest freezer.

## **STORAGE ROOM**

## **GENERAL INFORMATION**

### **RATEABLE VALUE**

2023 List: £3,500. Please note this is not Rates Payable. 100% Small Business Rate Relief will be available to eligible parties. For further information we advise you contact the Local Billing Authority, Torbay Council.

### **TENURE**

The premises is available via the assignment of a 10 year lease from September 2020, with repairing and insuring obligations at a rent of £11,200 per annum.

### **BUSINESS**

Torquay Fryers is operated by the 2 owners with the assistance of 2 part-time members of staff. The takeaway trades Tuesday, Wednesday, Thursday & Friday lunchtimes and every evening except for Sundays.

We have been informed the turnover for the four quarters ending 31<sup>st</sup> January 2025 was £227,306.74 ex VAT.

### **SERVICES**

The premises is connected to all mains services and the unit is fitted with a L2 Fire Alarm System and CCTV.

### **INVENTORY**

To include furnishings and equipment as per an inventory to be supplied but excluding the owners' personal effects.

### **STOCK**

Wet and Dry stock in trade will be taken over by the purchaser at valuation on the day of completion.

### **EPC RATING E**

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29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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