Fishionados Fish & Chip Takeaway

10 Summercourt Way, Brixham, Devon, TQ5 0DY

Bettesworths

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Long-Established & Highly Regarded Fish & Chip Takeaway
Prime Residential Trading Position & Substantial Free Customer Parking
Strong Delivery Operation with Established Customer Base
Currently Trading Only 5 Evenings a Week to Suit Owners
Profitable Owner/Operator Business with Genuine Growth Potential

LOCATION

Summercourt Way is situated within a densely populated residential area on the outskirts of Brixham and serves a well-established local community. The parade enjoys strong levels of regular local trade and benefits from excellent accessibility, with a substantial free customer car park located directly to the front of the premises. Brixham itself remains one of the South West's most popular coastal towns and working fishing ports, attracting both year-round local trade and significant seasonal tourism.

DESCRIPTION

Fishionados is well presented throughout and comprehensively equipped for the trade. The owners choose to restrict the trading hours to Tuesday through to Saturday 4.30 – 8:00pm, extending to 8.30pm on Fridays. The owner is assisted by 2 members of staff on 30 hours per week, 1 x 20h hours with an extra member on Friday and Saturday evenings. There are also 3 delivery drivers, who operate on a self-employed basis. The deliveries are ordered directly through Fishionados website via Swift Order. The sale of this business provides an ideal opportunity for experienced operators or first-time buyers seeking an established takeaway with genuine growth potential.

Ref No: 5518

£35,000 Leasehold

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Family Business
3 Generations
Since 1943

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The premises comprises:-

Large double glazed frontage with entrance leading into:

MAIN SERVICE AREA
Customer waiting area with seating. Wall mounted LED menu display. Payment point with EPOS touch screen and cash drawer (under contract). Wrapping area. Henry Nuttall 3 pan electric range with chip skuttle and heated display units, countertop double deep fat fryer, 2 x commercial fridges, microwave, Giorik commercial oven (purchased in 2025 on higher purchase contract) and 2 pot Bain Marie.

FOOD PREP AREA
Large upright fridge, commercial 3 door fridge unit with stainless steel prep counter, 2 microwaves, Lincat countertop 2 ring induction hob, and hot cupboard. Large stainless steel double sink with AquaJet tap and commercial dishwasher. CCTV monitor.

WET PREP AREA
Williams potato rumbler and potato chipper, 4 large chip buckets and stainless steel sink with drainer.

FREEZER ROOM
With walk-in freezer, fitted with a new motor and control unit in 2025.

STORE ROOM
Cook Tek ThermaCube Food Delivery System with 6 bags.

STAFF CLOAKROOM

SERVICE COURTYARD & BIN STORE

GENERAL INFORMATION

THE BUSINESS
Fishionados is operated on reduced hours to suit the owners. The business offers further potential to expand on the trading hours and therefore increase the already impressive turnover. The accounts for year end October 2025 show a turnover of just under £240,000.

TENURE
The premise is held on a 21 year lease from March 2009. The lease has repairing and insuring obligations. The rent is £6,500 per annum.

SERVICE CHARGE
We have been informed there is an annual service charge of circa £156 per quarter.

RATEABLE VALUE
2026 List: £7,200. Please note this is not Rates Payable. 100% Small Business Rates will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

SERVICES
Mains electricity, gas, water, and drainage are connected.

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 AWAITED

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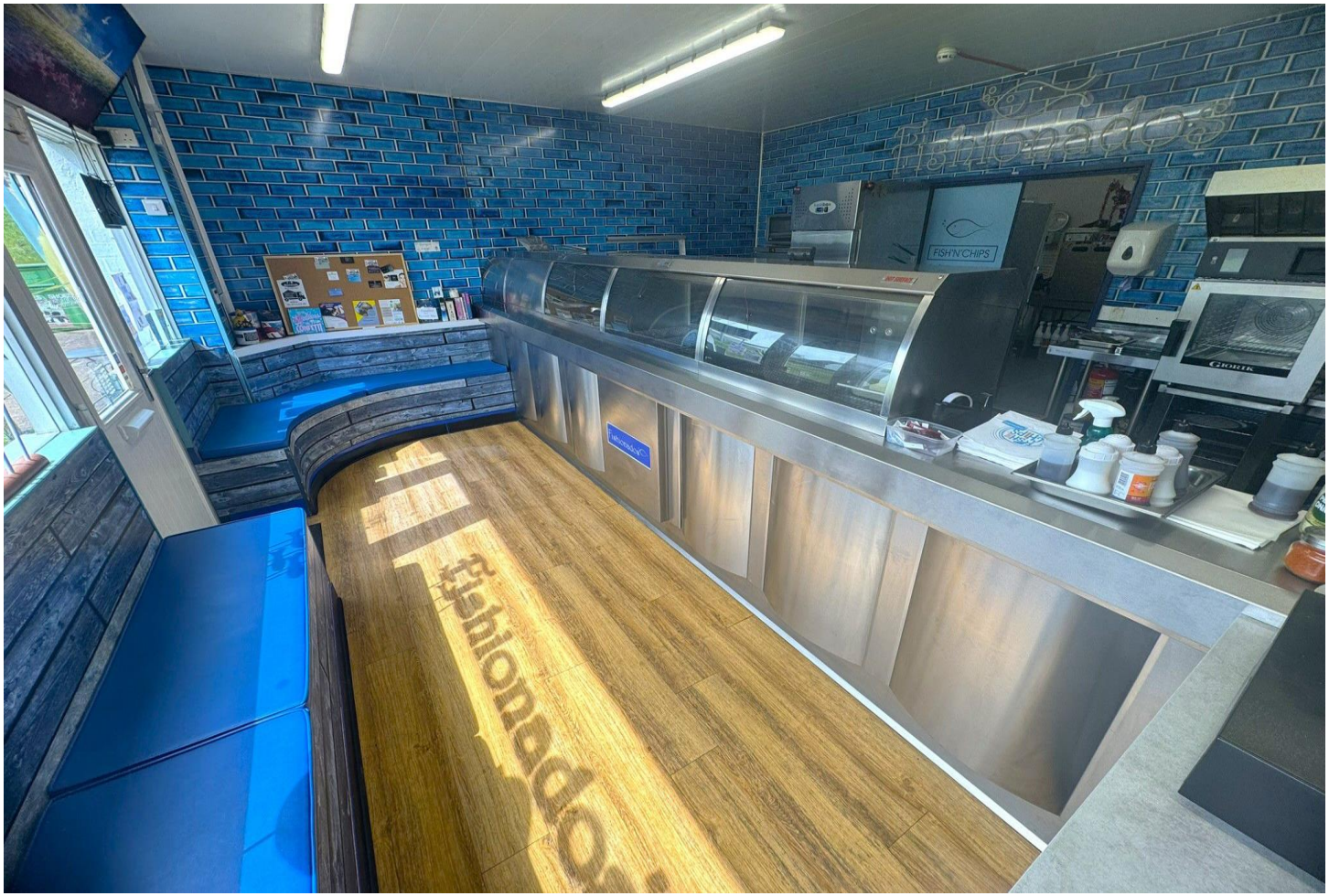

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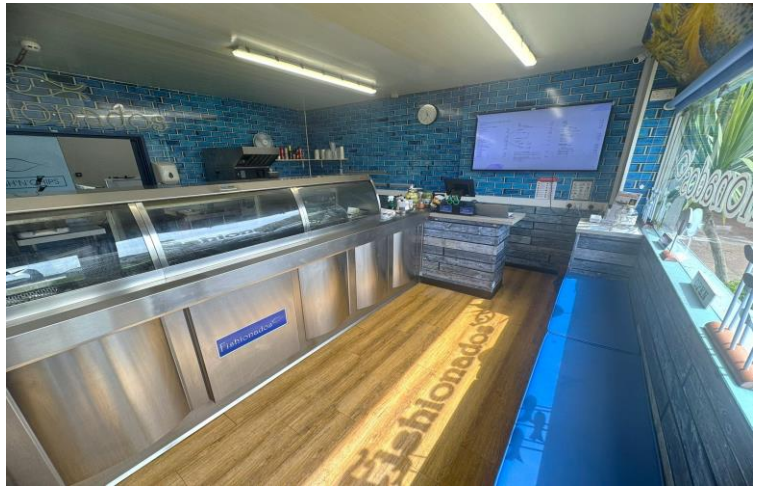

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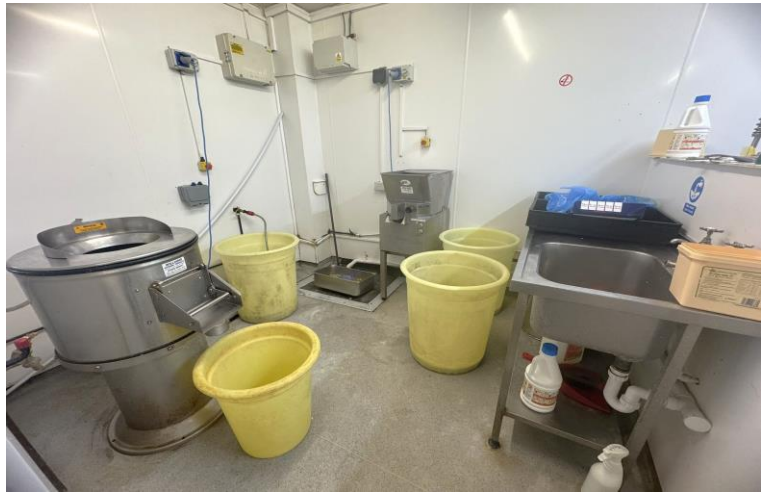

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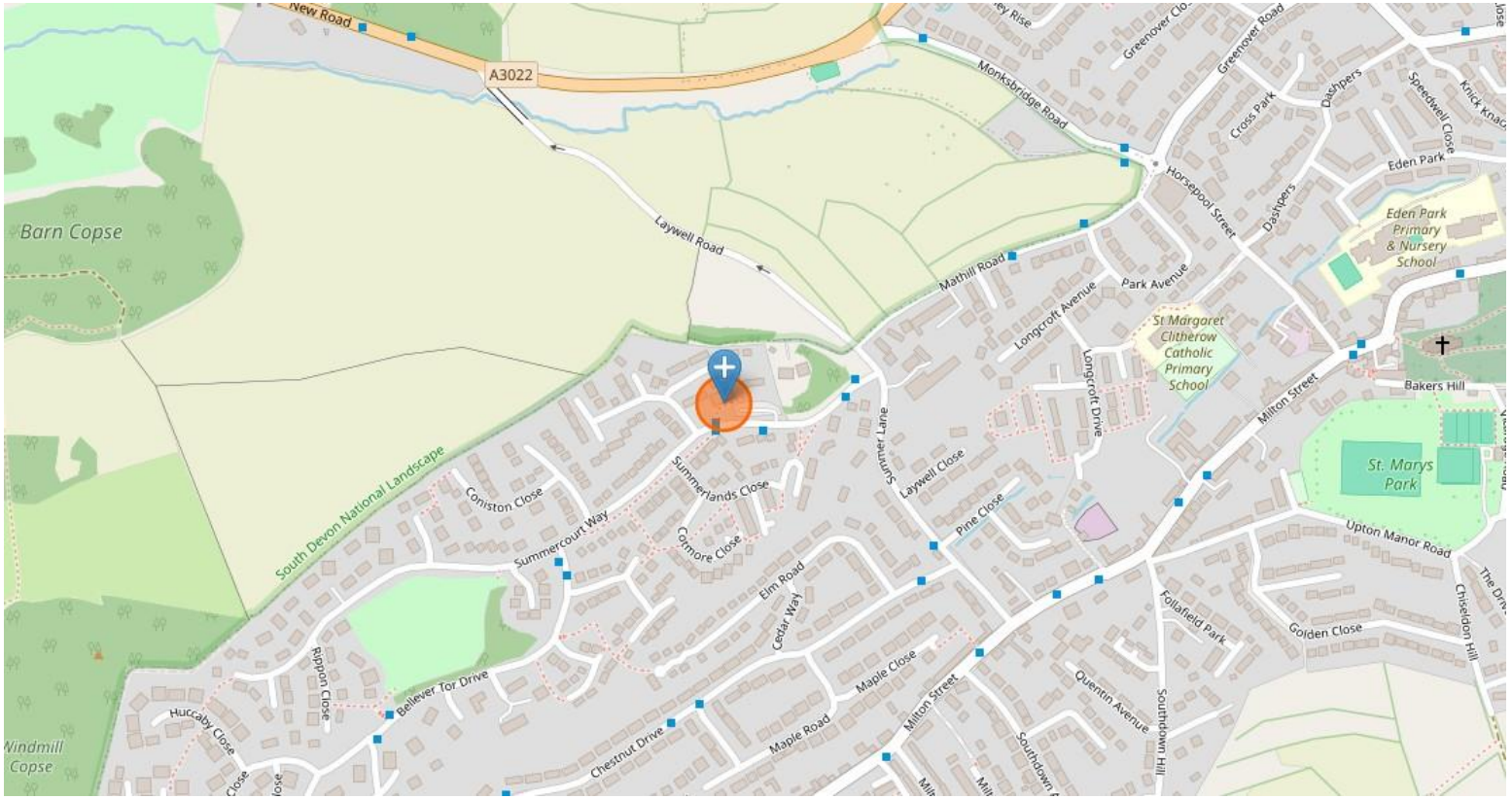

www.bettesworths.co.uk
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IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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