



# Business Sale Overview Memo

<b>Business Opportunity</b>	<p>An excellent opportunity exists to acquire the freehold, leasehold, and equipment of two Fish &amp; Chip shops located on the Isle of Wight. Both premises are well located, with 87 High Street, Shanklin being in the heart of the popular Old Village and thus benefitting from the high footfall, particularly in the summer months. 53 High Street, Sandown is in the middle of Sandown's busy High Street. The Shanklin property consists of the Ground Floor Fish &amp; Chip shop, as well as a 2-bed flat over. With Sandown having a retail premises on the Ground Floor.</p>
<b>Key Investment Features</b>	<ul style="list-style-type: none"> <li>• Two Fish &amp; Chip shops, one located in a freehold building in Shanklin, the other in a leased premises in Sandown.</li> <li>• 87 High Street, Shanklin Ground Floor runs to a total of circa 85.5m2 (920ft2)</li> <li>• 87 High Street, Shanklin First Floor Flat let on an AST with an income of £400pcm</li> <li>• 53 High Street, Sandown runs to a total of circa 122.6m2 (1,319.6ft2)</li> <li>• Both shops are fully fitted out, both with Henry Nuttall fish-frying ranges.</li> <li>• Rateable value: £6,200 (87 High Street, Shanklin) £8,000 (53 High Street, Sandown)</li> </ul>
	
<b>Further Information</b>	<p>Offers are invited 'in the region of' £350,000 for the fully equipped shops, freehold of the premises in Shanklin, and assignment of the lease for the Sandown premises. Please note that we are not selling the businesses, and as such there are no accounts available.</p> <p>Interested parties are requested to register their interest via email to <a href="mailto:lewis.proudley@sia-group.co.uk">lewis.proudley@sia-group.co.uk</a> at SIA Group, who are acting as agents.</p>

For further information please contact:

**Lewis Proudley**  
 Property Appraiser  
 M: +44 (0) [7551 447 349](tel:7551447349)  
 O: +44 (0) [2380 488 760](tel:2380488760)  
 E: [lewis.proudley@sia-group.co.uk](mailto:lewis.proudley@sia-group.co.uk)

