



69-71 The Atlantic Fish Bar, Meadow Street, Weston-super-Mare, North Somerset, BS23 1QL



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS



# 69-71 The Atlantic Fish Bar, Meadow Street, Weston-super-Mare, North Somerset, BS23 1QL

£325,000

Introducing a remarkable investment opportunity nestled within the heart of the vibrant town of Weston-super-Mare, this mixed-use terraced property seamlessly merges commercial enterprise with residential living. Formerly two distinct properties artfully joined into one, this freehold gem unveils a world of potential for astute property investors. The ground floor premises unveils a thriving commercial unit, currently flourishing as a renowned fish and chip takeaway and restaurant. The proven success of this establishment is accompanied by the transfer of its invaluable goodwill – a testament to its esteemed reputation and loyal clientele. Immerse yourself in a turnkey business venture, complete with an array of fixtures, fittings, and a fully equipped kitchen. The included inventory assures a smooth transition into ownership, enabling the continuation of a prosperous culinary enterprise. A short ascent leads to the first floor, where a residential one bedroom flat awaits, plus office rooms for the commercial premises. Ideal for proprietors seeking a convenient abode or an additional revenue stream as it is currently tenanted, this living space boasts the same accessibility that defines the property's allure. Explore the opportunity to reside on-site or lease the residence, all while reaping the benefits of an established commercial venture. Situated advantageously within the bustling town, this property beckons with promise. Embark on a journey of potential, where the synergy of commercial and residential realms meets, and the future unfolds in the midst of Weston-super-Mare's busy seaside town. EPC Ratings B45 and D66, Business Rates may apply, Council Tax Band A.

- A mixed use, terraced, freehold premises, formerly two properties joined together
- Offering a commercial unit on the ground floor and a residential flat on the first floor
- Currently operated as a successful fish and chip takeaway and restaurant business
- Sold with the benefit of the goodwill of the business
- To include all fixtures, fittings, restaurant furniture and kitchen equipment (inventory to be provided)
- Well-positioned within the town centre of Weston-super-Mare
- Superb opportunity to develop further and well suited to a budding property investor







# Accommodation

## Ground Floor Take-Away and Restaurant Premises

### Entrance

On approach to the property there is a well-presented shop front with an aluminium double glazed window and double doors leading into takeaway outlet.

### Takeaway/Reception Area

As you enter the property, you are greeted by a serving counter with tiled flooring, opening to main restaurant and the kitchen area, well lit with various ceiling lights and spotlights.

### Kitchen Area

Positioned at the front of the kitchen are the main fryers with various fridges, freezers, hot plates and other kitchen equipment. Positioned towards the rear is a good sized food preparation area with two sinks and pot wash facilities, a door to a covered store area and opening to stairs, rising to office rooms.

### Covered Store Area

Power supply points, ceiling light, timber door onto rear alleyway.

### Main Restaurant

Providing seating for approximately 40 covers, doors to kitchen area, W/C facilities and fire escape leading to the rear courtyard with various ceiling spotlights and air conditioning units.

### W/C Facilities

Two separate enclosed W/C toilets, one disabled.

### Rear Courtyard

### Rear Store Room

### First Floor Landing

Doors to rooms, skylight window, ceiling light.

### Office Two

Timber framed, single glazed window, ceiling light.

### Cloakroom

### Store Room

### Office One

Two aluminium double glazed windows to front, wood affect laminate flooring, door to apartment, ceiling lights, radiator.



## Stairs Rising from First Floor Landing to Second Floor Landing

### One Bedroom First Floor Flat

#### Entrance

On approach to the property there is a metal staircase to the rear rising up to a terraced area and UPVC double glazed entrance door into kitchen.

#### Kitchen

Wood effect vinyl flooring, wall and floor units, flooring, electric hob and oven under, extraction hood over, stainless steel sink and drainer, UPVC double glazed window, space and plumbing for appliances, ceiling light, door to inner hallway.

#### Inner Hallway

Wood effect laminate flooring, doors to rooms, door to first floor office of commercial unit, built in cupboard, ceiling light.

#### Living Room

Two double glazed windows, radiator, decorative fireplace, ceiling light.

#### Study

Currently used as a bedroom, roof access hatch, ceiling light, door to bedroom one.

#### Bedroom One

UPVC double glazed window, radiator, ceiling light.

#### Bathroom

Low level W/C, tiled walls, corner bath with electric shower over, wash hand basin and pedestal, spotlight cluster.

#### Tenure

Freehold.















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1942 1949

FINEST  
1942 1949

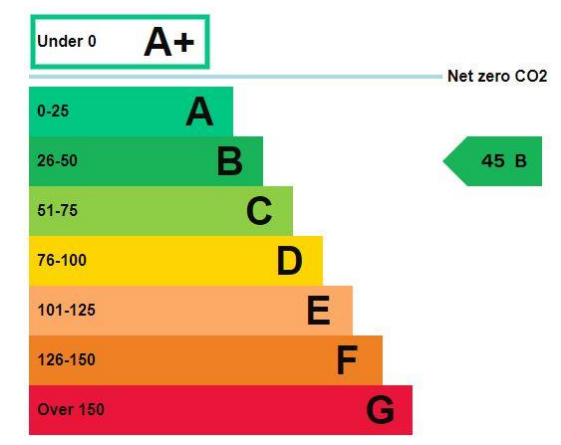
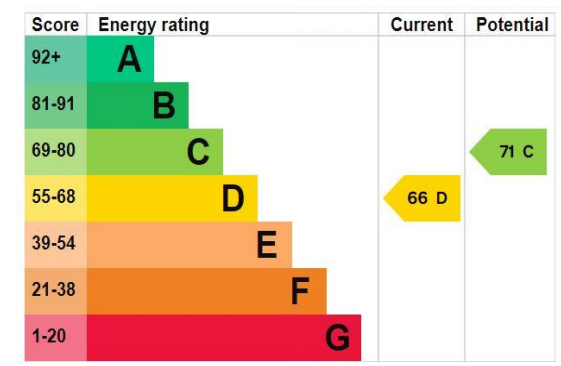
CELEBRATING  
1942 1949

73 YEARS

ATLANTIC FISH BAR & RESTAURANT  
69 TAKEAWAY 01934 629667 RESTAURANT 71

CODE  
ESCAPE ROOMS  
100 WEAVER STREET

BunD



Company Registration No. 08744483 VAT No. 173 8517 84

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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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