

## LOT 36

A Fish & Chip shop business with Freehold, offered for sale due to retirement with three bedroomed accommodation

### Ascot Fish Bar, 746 Osmaston Road, Allenton, Derby DE24 8GU

**DESCRIPTION:** A Fish & Chip shop business with Freehold and three bedroom accommodation above. Rear yard and storage. For sale due to retirement.

**ACCOMMODATION:**

**Ground floor:** Shop with three fryers, two chip boxes and display rings, kebab grill, prep/kitchen area, bamboree, nan bread kiln and fridge. Entrance hall, lounge/dining room/kitchen, lean to conservatory.

**First floor:** Three bedrooms.

**Exterior:** Off road parking to front, enclosed rear yard with two sheds.

**TENURE:** Freehold.

**VENDOR'S SOLICITORS:** Eddowes & Waldron, 12-14 St Peters Churchyard, Derby, DE1 1TZ, attention of John Waldron.

**VIEWING:** By arrangement with the Auctioneers: Bagshaws Residential, 38 Cornmarket, Derby DE1 2 DG, tel: 01332 361308.



**Guide Price - £180,000 - £190,000**

**PLEASE REFER TO THE GENERAL CONDITIONS OF SALE APPLICABLE TO THIS LOT**