



£150,000 OIRO

The Twitchell, Sutton-In-Ashfield

House | 2 Bedrooms | 1 Bathroom

0115 978 9843



www.houzly.co.uk

Welcome to TWITCHELL CHIPPY

**Order on Entry*

CHIPS

- Cone
- Small £1.50
- Large £2.50
- Chip Cob £4.00
- Chip Cob £2.00

FISH

- Small Cod* £5.00
- Large Cod* £7.50
- Large Haddock* £7.50
- Fish Cake* £1.50
- Fish Bite* (Indefinite) £1.00

PIES

- Chicken & Mushroom £3.50
- Vegetable £3.50
- Steak & Kidney £3.50

SIDES

- Gravy
- Peas
- Curry
- Beans

KEBABS

- Chicken
- Donner
- Donner & Chicken Mix
- Chicken Meat Portion
- Donner Meat Portion
- Chicken Kebab Cob
- Donner Kebab Cob

EXTRAS

- Sausages*
- Buttered Sausages*
- Potato Fritters*
- Pineapple Fritters*
- Vegetable Spring Roll*
- Buttered Cob

LUNCH TIME SPECIALS

- Small Fish, Small Chips & any Small Side
- Small Fish, Small Chips & any Small Side
- Small Fish, Small Chips & any Small Side
- Small Fish, Small Chips & any Small Side

ALL DAY SPECIALS

- Pla, Chips & any Small Side
- Chicken Burger & Chips
- Vegetable Burger & Chips
- Large Fish, Large Chips & any Small Side
- Pla, Small Sausages & any Small Side
- Pla, Small Sausages & any Small Side
- Pla, Small Sausages & any Small Side
- Pla, Small Sausages & any Small Side

INDIAN ALL DAY SPECIALS

- Chicken Curry & Rice
- Pla Curry & Rice
- Pla Curry & Rice
- Pla Curry & Rice
- Pla Curry & Rice
- Pla Curry & Rice
- Pla Curry & Rice
- Pla Curry & Rice

DRINKS

- Cola
- Apple Juice
- Tea
- Coffee

KIDS SPECIALS

KIDS SPECIALS

SPECIAL OFFER!
MINI FISH + CHIPS
ON A TRAY - 2.99

15% OFF



Step Inside

Key Features

- Freehold commercial and residential premises
- Established fish & chip takeaway trading position
- Two-bedroom accommodation above (ideal owner-occupier setup)
- Potential for additional income from the residential element (subject to setup/consents)
- Located in a strong residential catchment in Sutton-in-Ashfield
- Scope to increase turnover via delivery platforms and extended trading hours
- Excellent long-term investment with mixed-use appeal
- Close to local shops, schools, and amenities
- Good transport links and accessibility
- Viewing strictly by appointment; further information available upon request

Property Description

The Twitchell - Freehold Fish & Chip Shop with 2-Bedroom Accommodation Above (Sutton-in-Ashfield)

An excellent opportunity to acquire a FREEHOLD fish & chip shop with two-bedroom residential accommodation above, situated within an established residential area of Sutton-in-Ashfield. This mixed-use property is well suited to an owner-operator seeking a home-and-business setup, or an investor looking for a freehold commercial asset with additional residential value.

The commercial premises offer an established takeaway layout with scope to enhance trade through extended opening hours, delivery platforms and/or refurbishment (subject to any necessary consents). The accommodation above provides flexible living space and could also support additional income potential where appropriate.

Sutton-in-Ashfield offers a strong local catchment with convenient access to shops, schools, parks and transport links, making this a practical location for both trading and day-to-day living.

Viewings are strictly by appointment. Further details available on request.

Main Particulars

The Twitchell - Freehold Fish & Chip Shop with 2-Bedroom Accommodation Above (Sutton-in-Ashfield)

An excellent opportunity to acquire a FREEHOLD fish & chip shop with two-bedroom residential accommodation above, situated within an established residential area of Sutton-in-Ashfield. This mixed-use property is well suited to an owner-operator seeking a home-and-business setup, or an investor looking for a freehold commercial asset with additional residential value.

The commercial premises offer an established takeaway layout with scope to enhance trade through extended opening hours, delivery platforms and/or refurbishment (subject to any necessary consents). The accommodation above provides flexible living space and could also support additional income potential where appropriate.

Sutton-in-Ashfield offers a strong local catchment with convenient access to shops, schools, parks and transport links, making this a practical location for both trading and day-to-day living.

Viewings are strictly by appointment. Further details available on request.



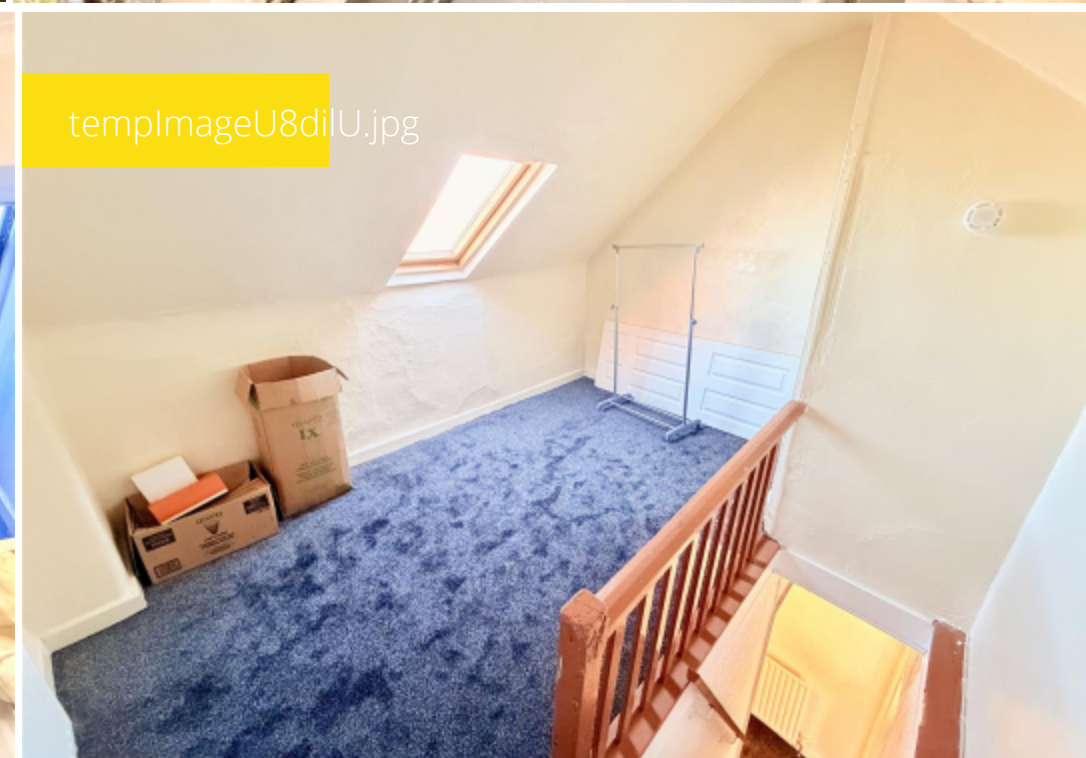
templmagerumhft.jpg



templImage32Lnss.jpg



templImage9aQ8jO.jpg



templImageU8dilU.jpg

Telephone: 0115 978 9843



www.houzly.co.uk