



Beach Road Chip Shop, 10 Beach Road  
£250,000



# Beach Road Chip Shop

## Great Yarmouth

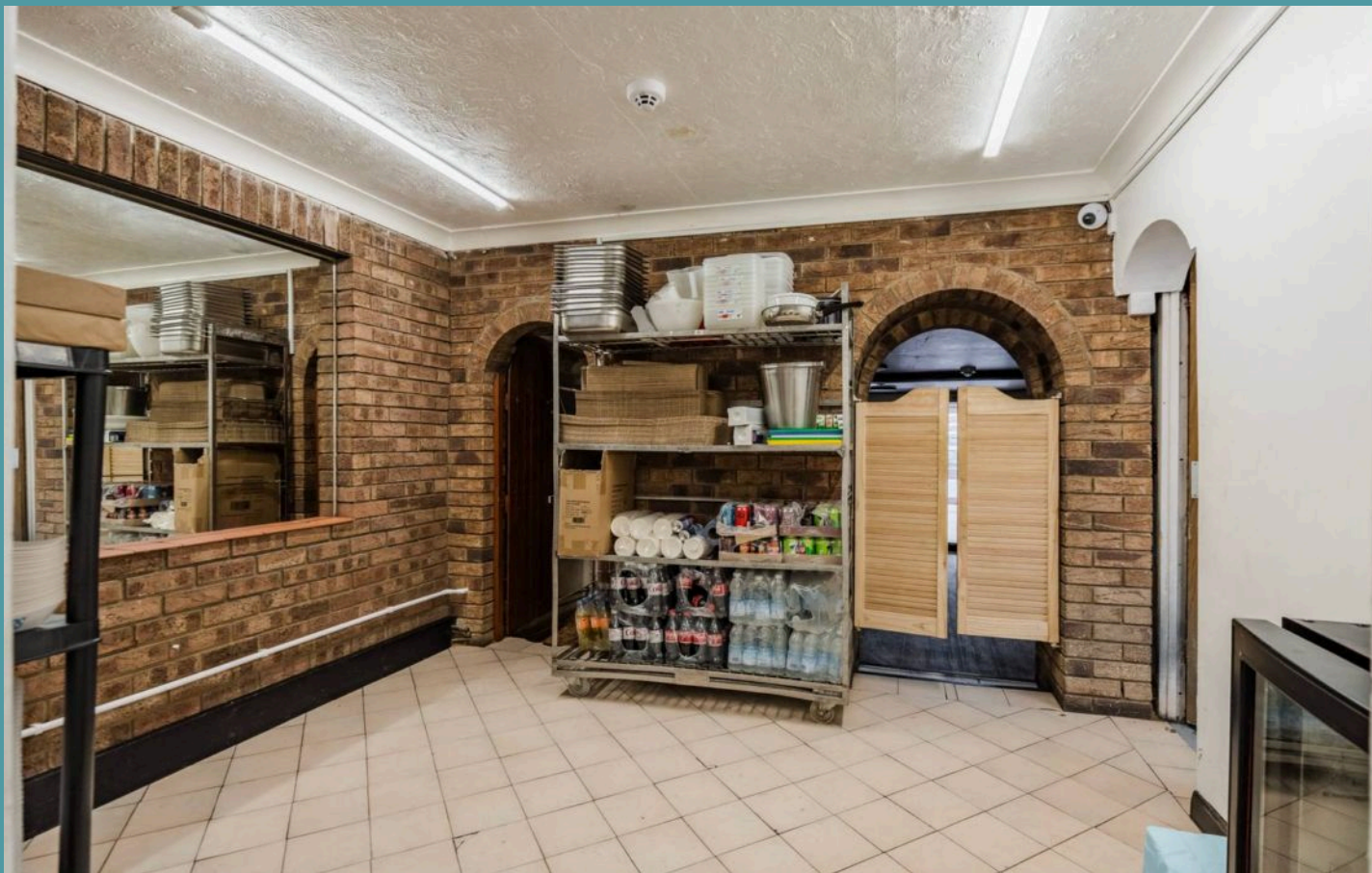
This traditional fish and chip shop serves the coastal village of Caister, presenting an incredible turn-key investment opportunity for those wanting to establish themselves in the bustling hospitality industry. Recently refurbished just 15 months ago, this establishment showcases a modern design concept and comes fully equipped with brand new equipment, making it ready for immediate operation with no renovation work required. Don't miss the chance to acquire this exceptional offer and continue its high-quality service to its loyal customers.

### Location

Caister-on-Sea is a coastal village located in the county of Norfolk, situated on the North Sea coast. It lies approximately 3 miles north of Great Yarmouth, making it part of the Greater Yarmouth area. Caister-on-Sea is also historically significant, with its origins dating back to Roman times, as evidenced by the nearby Caister Roman fort. The area is well-served by local amenities, including shops, cafes, and schools such as Caister Academy, with regular bus links to surrounding areas. The village is well-connected by road and is close to the A149, making it easily accessible.







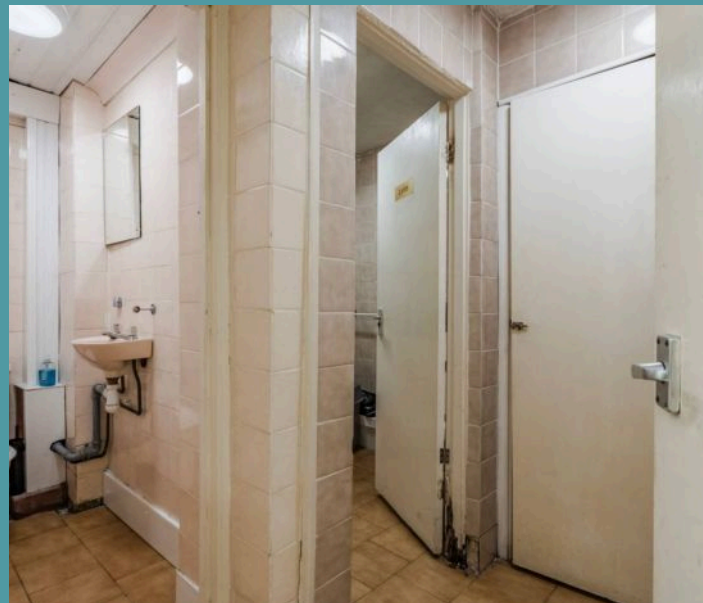
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Upon entering the premises, you are greeted by the inviting window front shop, showcasing a tastefully designed interior that has been recently renovated. The 'behind the counter' area offers ample space for food preparation and service, while a seating area has the flexibility to accommodate seating arrangements for customers. At the back you'll discover a storage room, two toilets, and a fully functional kitchen equipped with all the essential tools necessary for cooking.

Ascending to the first floor, you will find two versatile rooms that can be easily configured to serve as accommodation, a staff area for employees, or an office space for administrative tasks. This multi-functional layout adds a layer of convenience and practicality to the property.

Strategically positioned in a prime location just moments away from the coastline, this fish and chip shop benefits from its status as the sole commercial entity on Beach Road, ensuring maximum visibility and foot traffic from both locals and tourists alike. Its well-established reputation within the local community ensures a loyal customer base that continues to frequent the establishment for its high-quality cuisine and friendly service.







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### Agents Notes

We understand that this property is freehold.

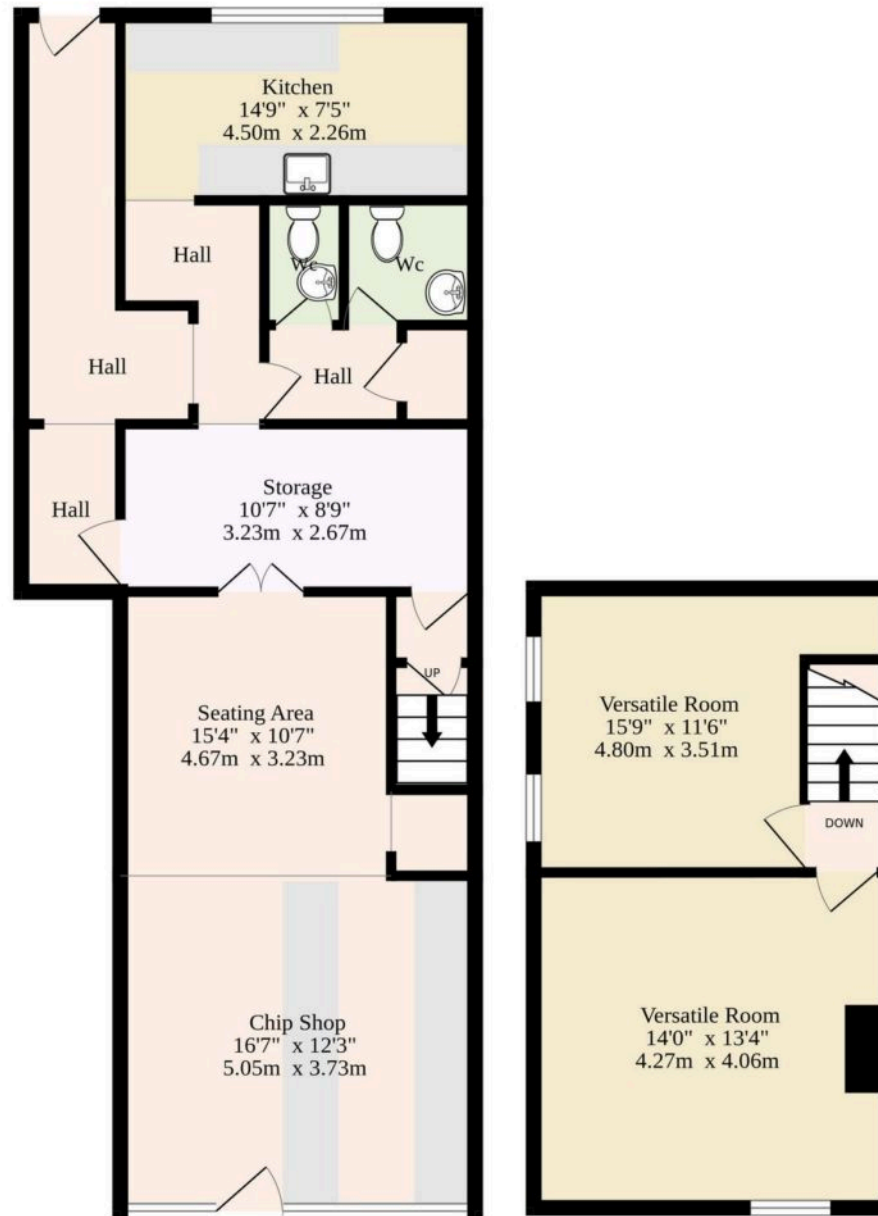
Connected to mains water, electricity, gas and drainage.

Please call our office for further details.

- Traditional fish and chip shop in the coastal village of Caister
- Incredible investment opportunity
- Refurbished 15 months ago with a modern design, including brand new equipment
- Ready for you to open with no renovation work required
- Window front shop with an equipped 'behind the counter' area and room for seating arrangements
- Storage room, toilets and a kitchen with cooking essentials
- Two first floors rooms that has the versatility to be accommodation, staff area or office space
- Positioned in a prime location moments away from the coastline, benefiting from being the only shop on Beach Road

Ground Floor  
775 sq.ft. (72.0 sq.m.) approx.

1st Floor  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1147 sq.ft. (106.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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