

YORKSHIRE FISHERIES

14-20 Topping Street, Blackpool, FY1 3AQ

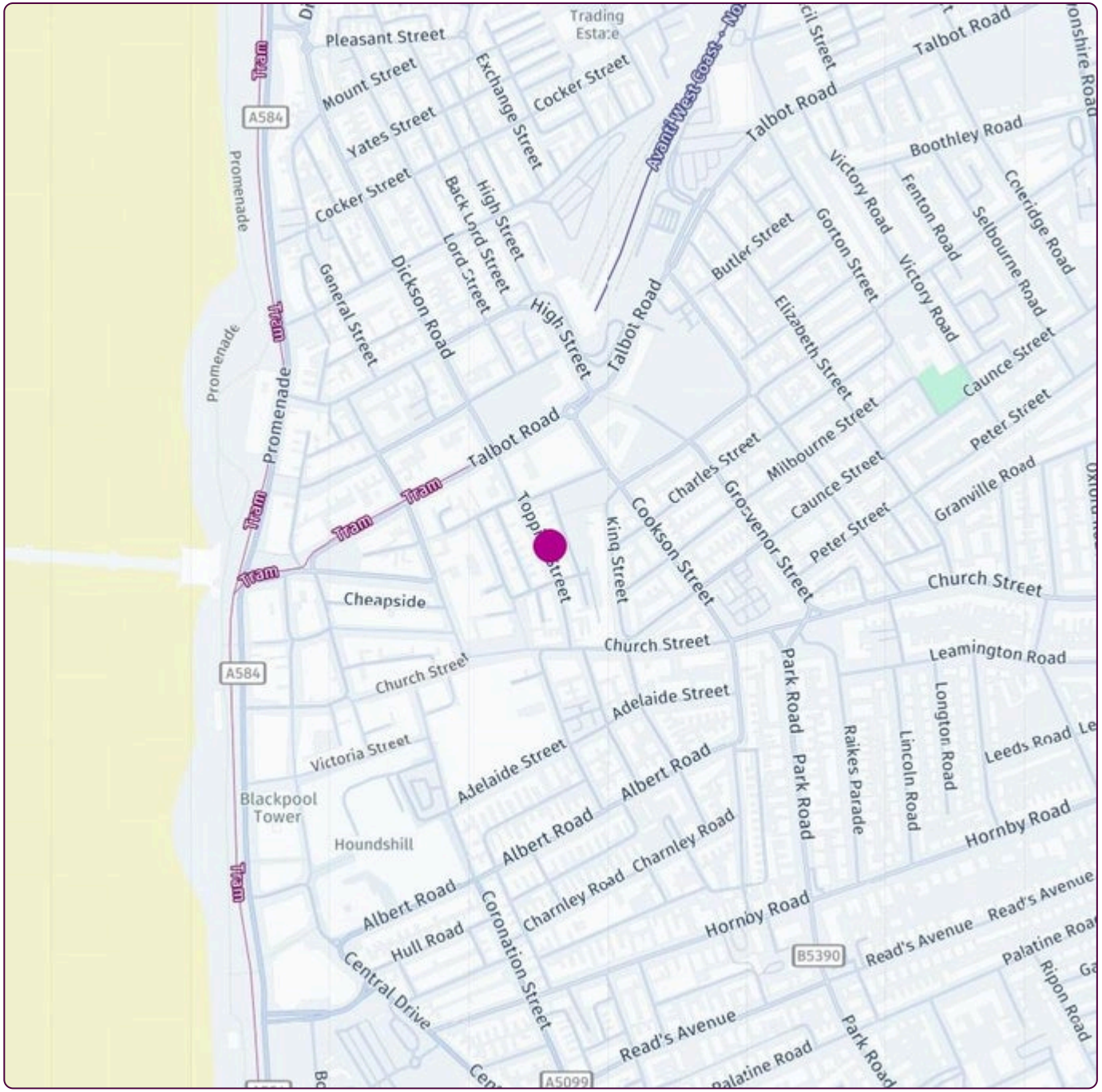
FREEHOLD: £825,000 | REF: 5665024

KEY HIGHLIGHTS

- Prestigious freehold premises
- Two self-contained apartments
- Strong reputation
- Excellent online presence
- Turnover '26 - £825k | Adj Nett '26 - £205k
- Growth potential | Energy Rating B

LOCATION

Yorkshire Fisheries is prominently situated on Topping Street in the heart of Blackpool, just a short walk from the iconic Blackpool Tower and other major attractions. This prime trading position benefits from high footfall from both locals and tourists, as well as proximity to the new DWP office development, which will bring thousands of workers to the area.





DESCRIPTION

This is a rare opportunity to acquire a prestigious, family-owned fish and chip shop with a rich history and an outstanding reputation. The business operates from an impressive double-unit freehold property, fully fitted to an exceptional standard with quality fixtures, fittings, and equipment. Renowned for serving some of the best fish and chips in the region, the business has won multiple awards and enjoys excellent visibility online, including a strong social media presence and over 500,000 YouTube views.





INTERNAL DETAILS

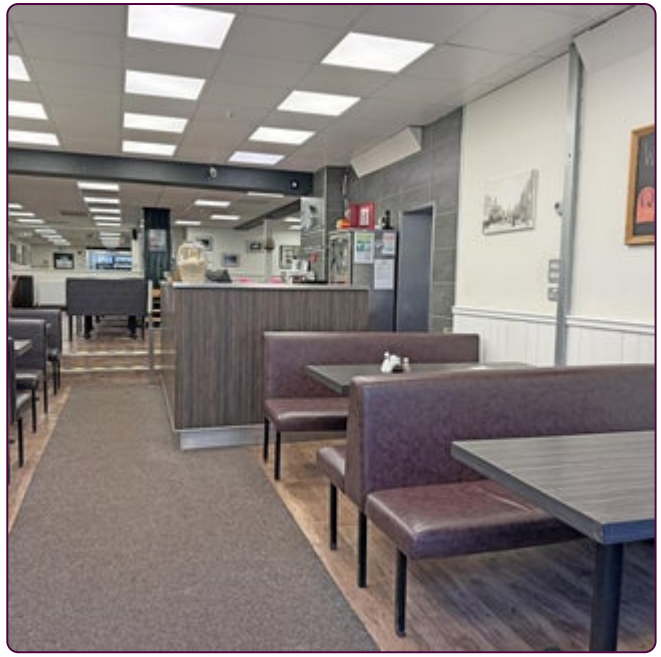
The premises are spacious and well-designed, offering a welcoming environment for customers. The shop has been meticulously maintained and upgraded by the current owners, ensuring a modern, efficient layout that supports high-volume trade. All equipment is of top quality, reflecting the owners' commitment to excellence.

FIXTURES & FITTINGS

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory.

THE OPPORTUNITY

This is an exceptional chance to acquire a thriving, award-winning business in one of the UK's premier holiday destinations. With excellent sales and profits already achieved, and further growth potential through accommodation and online marketing, Yorkshire Fisheries represents a sound investment for an enthusiastic purchaser. Opportunities of this calibre are rare—early viewing is strongly recommended to avoid disappointment.















LETTING ACCOMMODATION

The property includes two self-contained residential flats, currently used as owner's accommodation and for rental income. There is significant scope to convert these into holiday lets, which could substantially increase revenue given Blackpool's popularity as a tourist destination.

OWNER'S ACCOMMODATION

Both apartments are well-appointed and provide comfortable living spaces. They offer flexibility for new owners, whether for personal use or as an additional income stream through short-term holiday rentals.

TRADING INFORMATION

Turnover '26 - £825,031
GP '26 - £582,351 (70.59%)
Adjusted Nett '26 - £205,361 (24.89%)

TRADING HOURS

Monday to Saturday
11.30am - 7.00pm

BUSINESS RATES

Current rateable value is £8,200 as of April 2023. Confirmation of actual business rates payable should be obtained from the local authority.



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DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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