



10 THE TWITCHELL

SUTTON-IN-ASHFIELD, NG17 5DA

£150,000
FREEHOLD

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.



HOUZLY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Main Branch
363 Nuthall Road
Nottingham
Nottinghamshire
NG8 5BU

01159789843
sales@houzly.co.uk

