



Long established and well presented Fish & Chip Takeaway, occupying a prime city centre trading position adjacent to Exeter College. The business benefits from a quality fit out being fully fitted with an extensive inventory of trade furnishings and equipment. Profitable going concern business with low overheads and deliberately restricted trade to suit the current owners' lifestyle, and offering genuine potential for future growth, and to develop additional trade and revenue streams. An early viewing is essential.

**CLOCK TOWER FISH BAR
53 QUEEN STREET, EXETER, DEVON, EX4 3SR**

LEASEHOLD GUIDE PRICE: £99,950

REF: 2193

The Gallery, Kings Wharf, The Quay, Exeter, Devon, EX2 4AN Tel: 01392 201262

Email: info@stonesmith.co.uk Web: www.stonesmith.co.uk

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THE PROPERTY

The Clock Tower Fish Bar occupies a landmark high profile character corner sited premises which have been the owned and run by our client over the last 6 years. The Clock Tower Fish Bar is a popular and well regarded fish and chip shop and takeaway which has been established for nearly 70 years. The purpose equipped premises occupy part of a character filled building occupying a prominent landmark position in a vibrant city centre trading location. The Clock Tower Fish Bar provides an exceptional operating environment, specifically furnished and equipped for the trade currently undertaken and the exceptionally well presented premises also offer potential for incoming operators to develop the style of trade to suit their own requirements, should they so wish. This excellent business boasts an established reputation and briefly comprises:- Customer Servery and Seating Area with 2-pan frying range and serve over counter, Preparation Kitchen, Office/Staff Room, ample Storerooms, purpose equipped Chip Preparation Room, Shower Room with WC, Staff WC and Double Garage with Parking Space. To the front of the premises is a Forecourt Area offering outside seating for customers. An internal inspection is highly recommended in order to fully appreciate all that this versatile and profitable business has to offer.



SITUATION

The Clock Tower Fish Bar occupies an established high profile trading position on Queen Street within Exeter City Centre and benefits from the considerable commercial advantages in this highly visible corner site and landmark trading position being close to Exeter College, numerous offices and residential premises. Queen Street is an extremely busy pedestrian and vehicle arterial route to and from the city centre and main shopping centre of Exeter. The business is situated opposite one of the Exeter College buildings with additional college sites and buildings situated close by, on either side of the business. Exeter Central Station, and Exeter St David's Station are also both close by and the University of Exeter campus is also within easy walking

distance, Queen Street is also home to the Royal Albert Memorial Museum and is a popular trading location due to the substantial level of footfall, the surrounding residential housing and office developments and numerous car parks. Exeter itself is the regional capital of the Southwest and as such, is not only an established and expanding business centre, but also a popular tourist destination year-round. Renowned for its historic cathedral, university and waterside developments, Exeter boasts excellent transport communications, two mainline rail links to London, and international airport with easy access to the M5 motorway at junction 30.



GROUND FLOOR

Character glazed double frontage with central glazed customer entrance door to the front leading into the **Main Customer Servery and Seating Area** with non-slip flooring, part-wood panelled walls, tables, chairs and fixed high level perimeter seating (12), feature lighting, large menu display board and an upright glass fronted bottle fridge (on free loan from Coca Cola).

Customer Servery and Frying Area with non-slip flooring and easy wipe wall cladding, 2-pan gas frying range with a chip box and 2 glass fronted heater compartments above, stainless steel wrapping station, EPOS touch screen cash register, 2 under counter fridges, under counter freezer, upright freezer, microwave oven, shelving, and a 4-pot bain-marie.

Kitchen/Preparation Room with non-slip flooring, easy wipe wall cladding, 2 chest freezers, stainless steel deep bowl sink unit, upright fridge, base and wall mounted kitchen units with complementary worksurfaces over.

Office/Staff Room.

LOWER GROUND FLOOR (ground floor at the rear)

2 Useful Storerooms with racked shelving providing ample storage space.

Chip Preparation Room a purpose equipped potato preparation area with tiled flooring, a commercial potato peeler, commercial potato chipper, stainless steel sink unit, ample potato sack storage space.

Shower Room with WC.

Separate Staff WC.

Tandem Double Garage & Store providing off road parking for 2 vehicles in addition to further storage space.

EXTERNAL DETAILS

To the front is a **Forecourt Seating Area** with outside seating for 6+ customers. There is a **Rear Parking/Loading Space** directly in outside of the garage for 1 vehicle.



THE BUSINESS

The Clock Tower Fish Bar is a long established and well regarded business which has been owned by our client for over 6 years and is now offered for sale due to family commitments. The business offers a traditional fish and chip menu to eat in or takeaway, including fish and chips, pies, burgers, sausages, chicken, sides and soft drinks. The business utilises Deliveroo and Uber Eats for online ordering and deliveries. The Clock Tower Fish Bar enjoys regular repeat trade and is particularly busy during college and university term times and has been awarded a 5 Star Food Hygiene rating. The Clock Tower Fish Bar does not have a website and no advertising or marketing is undertaken. The business is operated by our client, as a single working proprietor, with the assistance of 3 part time members of staff. The sale of the Clock Tower Fish Bar provides an excellent opportunity to purchase an impressive and profitable town centre going concern business, and new owners will be able to move in and start trading, without the need for any additional expenditure.

TRADING INFORMATION

We are advised that turnover for the year ending 31st January 2026 was £135,000 net of VAT with a healthy gross profit of around 69%. Additionally, our client closes the business for 10 – 12 weeks a year for family holidays. Trading information can be made available to interested parties following a formal viewing appointment.



OPENING HOURS

The business trades 5 lunchtimes per week Monday to Friday (12-2pm) and 6 evenings per week Monday to Saturday (4.30-9pm). It is closed on Sunday. The opening hours are deliberately restricted during the college holidays, opening only in the evenings.

POTENTIAL

Our client advises that there is genuine potential to increase the current trade levels with undoubted opportunities to extend the opening hours, and to open during the college holidays. There are also opportunities for further marketing and advertising initiatives and to develop a social media presence and following. Given the busy city centre trading position, we believe that the Clock Tower Fish Bar represents an excellent opportunity to purchase a profitable and established catering business with low overheads and our client is prepared to offer a hand over to interested parties should they need it.



BUSINESS RATES

The Rateable Value from April 2026 is £12,000. We are advised that the business currently benefits from business rates relief. For further information contact Exeter City Council.

SERVICES

All mains' services are connected to the premises.

PRICE & TENURE

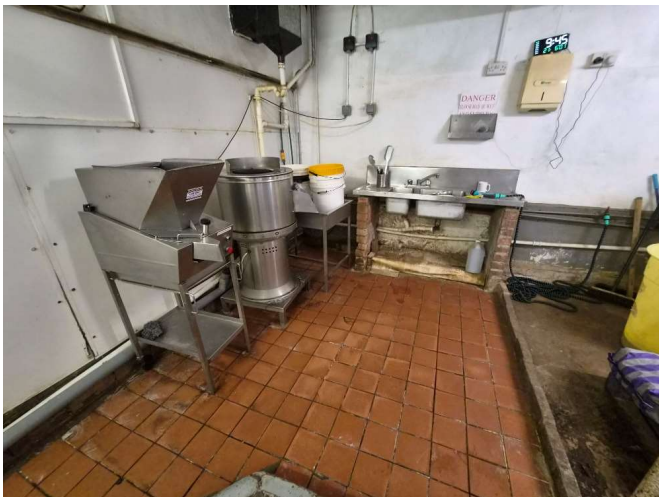
£99,950 for the valuable leasehold interest as a going concern business and full trade inventory. Stock to be additional at valuation. We are advised that the premises are held on a 30 year lease, which commenced in December 2006. There are insuring and internal repairing obligations. The current rent is £12,000 per annum. We understand that the lease will be renewable at the end of the current term.

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VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents.Tel:(01392)201262.Email:info@stonesmith.co.uk
You are recommended to contact us before visiting the property even for an informal viewing.



Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.