

OFFICE HOURS:

Monday to Friday	9 am	to	5 pm
Saturday	9 am	to	2 pm
Sunday and Bank Holidays	12 noon	to	2 pm



10 good reasons to choose DMA

- * Open 7 days a week.
- * Filey's longest established family run independent estate agency.
- * Prompt efficient friendly service.
- * 360° virtual tours and floor plans.
- * Free advertising: no sale - no charge.
- * Free no obligation market valuation.
- * Free accompanied viewing.
- * Dedicated sales progression.
- * Prominent town centre location.
- * Modern walk-round self selection display.

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www.dmaestateagents.co.uk

ESTABLISHED 1992



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'DICKY BEES' FISH AND CHIP SHOP 2-4 MITFORD STREET, FILEY YO14 9DY



Freehold £420,000

FEATURES

- * Sold as a going concern.
- * A golden opportunity to purchase Filey's oldest established fish and chip business.
- * Established in 1932.
- * Attached three bedroom house, with the benefit of gas central heating, mixture of upvc and sealed unit double glazing, lounge with dining area, large kitchen and utility room.
- * The fully equipped shop also has a small cafe area, preparation rooms, store and garage.
- * Large rear yard with parking for up to four cars.

ACCOMMODATION IN BRIEF

HOUSE: (ground floor)	Entrance Hall. Lounge. Dining Area. Large Kitchen. Utility Room.
HOUSE: (first floor)	Three Bedrooms. Bathroom.
SHOP:	Fish and Chip Service Area. Small café area. Preparation Rooms. Two Stores. Garage.
OUTSIDE:	Large rear yard with parking for up to four cars.

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LIVING ACCOMMODATION

Front Door to ENTRANCE HALL

Radiator.

LOUNGE **3.61m x 3.56m** (11'10" x 11'8")

Electric flame-effect fire set in an attractive surround. Upvc double glazed window.



Opening to:

DINING ROOM **3.84m x 3.10m** (12'7" x 10'2")

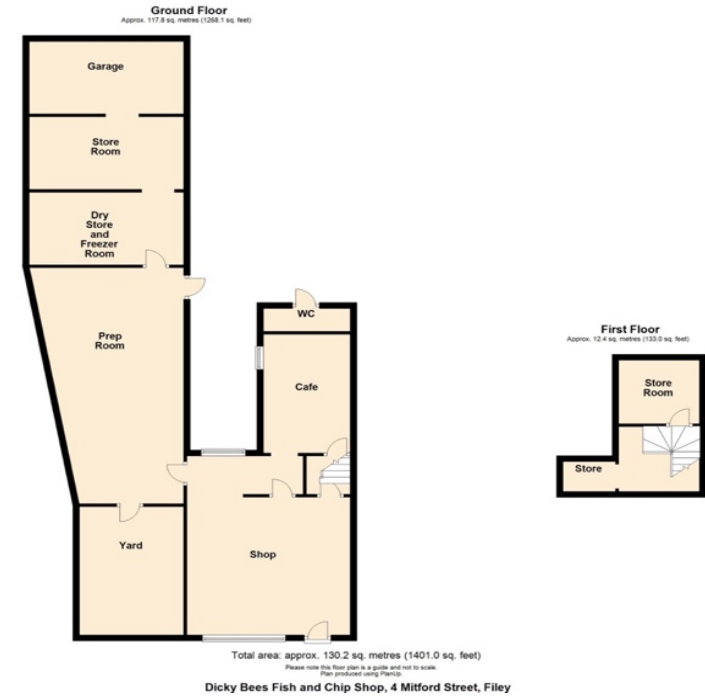
Radiator. Understairs cupboard. Upvc double glazed window.

KITCHEN **5.69m x 2.51m** (18'8" x 8'3")

Inset stainless sink and drainer. Excellent range of base cupboards with worktops over. Matching wall cupboards. Built-in oven. Electric hob. Extractor hood above. Provision for 'fridge / freezer. Radiator. Cupboard housing the hot water tank and gas central heating boiler. Laminate flooring.



Floor Plan:



'Dicky Bees' Fish and Chip Shop, 2-4 Mitford Street, Filey - continued

Stairs from the shop to:

TWO ROOMS (potential to create further bedrooms)

GARAGE 4.67m x 2.44m (15'4" x 8'0")

Electric light and power.

OUTSIDE:

Large rear yard with parking for up to four cars.
SEPARATE WC with handbasin. Hot water heater.



Council Tax Band (house): B.

DIRECTIONS:

From the DMA office follow the one-way system round turning right onto Station Avenue. Take the first left onto Union Street and turn left at the end onto Mitford Street. The property is located on the left hand side.

UTILITY ROOM

Plumbing for automatic washing machine. WC. Upvc double glazed window.

SEPARATE WC

FIRST FLOOR:

BATHROOM

Bath, handbasin and wc. 'Mira Zest' electric shower over the bath. Tiled walls. Radiator. Upvc double glazed window.



BEDROOM ONE
4.22m x 3.56m (13'10" x 11'8")

Fitted wardrobes with central dressing table. Radiator. Double glazed window in timber frame.



Viewing strictly by appointment only through DMA Estate Agents

/ continued over

BEDROOM TWO

4.29m x 3.61m (14'1" x 11'10")

Radiator. Double glazed window in timber frame.



BEDROOM THREE

3.10m x 2.84m (10'2" x 9'4")

Upvc double glazed window.

SERVICE AREA

4.93m x 4.57m (16'2" x 15'0")

Fully equipped with a 'Frank Ford Fry 2000'. 'New' 3 pan gas fired range. Bain marie. Insecticutor. Till. Double drainer stainless steel sink and cupboards. Tiled floor.



SMALL CAFÉ

3.99m x 2.62m (13'1" x 8'7")

Seating for 12 persons maximum.
(not open at the moment)



PREPARATION ROOM

7.92m x 3.15m (26'0" x 10'4")

Potato rumbler. Chipper. Two stainless steel sinks. Gas multi-point hot water heater. **Large stainless steel COLD STORE.** Gas cooker. Microwave. Stainless steel fish store. Batter mixer. Washing machine.



TWO STORES

4.65m x 2.44m (15'3" x 8'0") both approximately

Electric light and power. Plumbing for automatic washing machine and tumble dryer.

