

**BROWN & McRAE**

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LAWYERS

ESTATE AGENTS

NOTARIES PUBLIC

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## FISH 'N' THINGS 4 GALLOWHILL ROAD FRASERBURGH



**REGION OF £175,000**

FED UP WITH THE DAILY GRIND AT WORK OR JUST LOOKING TO EXPAND YOUR EXISTING BUSINESS? We have for sale as a going concern this well established and very well maintained Fish and Chip Shop that could solve your problem! The business is located within an established area of retail and residential properties and is ready for any purchaser to step through the door and take over. Offering an excellent turnover the premises enters from the street to the front sales area which has a 2 fryer range with hot display cabinets, a bain marie, a drinks chill cabinet, a television and a cash register. On lease there are 2 gaming machines. Open doorway leads to a preparation room with 2 fridges, 5 freezers, 4 microwave ovens, a pizza oven and a double barrel slush machine. There is a further storage area with toilet off and door leading to potato preparation area with a potato rumbler and chipper. There is a security alarm within the property a well as a security gate to the front door. The owner currently offers a delivery service to customers from the premises and the vehicle used may be included in the sale by separate negotiation should this be of interest.

## FRONT SALES AREA



4.32m x 3.69m (14'2" x 12'1") large display window to front with box style seating area beneath. Low level cupboard housing the gas meter and further low level cupboard housing the electric meter. 2 leased games machines. 2 pan frying range with 2 hot display cabinets, counter with open storage shelving beneath and further open shelving with a bain marie and cash register. Drinks chill cabinet and large illuminated menu board. Security alarm. Wet wall panelling to walls with none slip vinyl flooring to main area and tiled effect laminate to rear of counter.

## PREPARATION AREA

3.79m x 2.57m (12'5" x 8'5") 2 stainless steel work stations, gas hob, deep fat fryer, 4 microwave ovens, pizza oven, 2 fridges, 5 freezers and a double barrel slush machine. Overhead air conditioning unit, loft hatch. Tiled effect laminate flooring. Open doorway to:

## PREPARATION AREA

2.92m x 2.14m (9'7" x 7') base level stainless steel sink with double drainers and hot water geyser. Corner mounted wash hand basin with hot water geyser, towel and soap dispensers. Washing machine and fridge. Ceramic tiled floor. Door to:

## TOILET

Shelved inner area with door to TOILET with wc and wall mounted whb with hot water geyser and mirror.

## POTATO PREP AREA

Potato rumbler and chipper.

## GENERAL

The owner currently offers a successful delivery service to customers from the premises and the vehicle used may be included in the sale by separate negotiation should this be of interest.

## HOURS OF BUSINESS

Monday-Friday 11.30am - 2pm & 4pm - 9pm  
Saturday 11.30am - 1.30pm & 4pm - 7.30pm

## ACCOUNTS

Extract Profit & Loss Accounts can be made available to genuinely interested parties strictly through their Agents.

## POST CODE

AB43 9JS

## RATEABLE VALUE

£2,900

## ASKING PRICE

Offers in region of £175,000 to include stock.

## VIEWING

By arrangement with the Selling Agents.

## ENTRY

By arrangement.

OFFERS TO

Messrs. Brown & McRae (Ref: BS)

**NOTE: While the foregoing particulars are believed to be correct they are not guaranteed and all interested parties should satisfy themselves on all point before offering.**