



Offers in region of
£80,000

Lochpots Chip Shop, Unit 1, Buchanan
Road, Fraserburgh, AB43 9UG

C. Tax
N/A

EPC
tbc

m²
tbc

**Successful Fish and Chip Shop business
Being sold due to retirement
Fixtures and fittings in relation to the business included**

We now offer for sale the thriving business of Lochpots Fish and Chip Shop. What is being sold is the business of Lochpots Fish and Chip Shop, with all the fittings and fixtures along with the established clientele that the current proprietors have built up over an extensive number of years.

The shop premises are leased from Aberdeenshire Council and there six years of the existing Lease still to run (terms of the existing Lease contract will be released to genuine interested parties, on request through their legal agent).

The shop premises are well presented with a good sized serving area, with window frontage overlooking the street. The front shop is fitted with a modern stainless steel electric fired frying unit and serving unit.

To the rear of the shop are various food preparation areas and storage.

Lochpots Fish & Chip Shop is located on Buchan Road. Close by are several amenities such as the College of Further Education. There is a bus stop immediately to the front of the shop that runs services to and from the town centre. Next door is Greens of Fraserburgh which has a variety of local produce.

Should you be looking to run a very successful business, viewing is highly recommended.



FRONT SHOP - 5.94m x 4.01m

The shop enters into a modern serving area, with stainless steel frying unit, continuing to form L to provide plentiful serving space. Vinyl flooring. The walls are fitted with easy wipe wet wall to dado on entry. Strip lighting. Drinks chiller. Slush machine.

REAR SHOP

This is a productive hub of the shop. Fitted with double basin stainless steel sink. Built-in pantry, with shelving. To include machinery for preparation of chips, 2 fridges, freezer, and microwaves*

*The Seller will provide an inventory to the successful purchaser, prior to final completion

Further storage area for potato storage.

TOILET

W.C. W.H.B.

Exterior door to rear. Area for bucket storage.



Shop front

Rear of shop



Loch Pots Fish & Chip Shop, Unit 1, Buchan Road, Fraserburgh

Home Report	Available by request (fee may apply)
Post Code	AB43 9UG
Rateable Value	£6,200.00
EPC	E (74)
Asking Price	Offers in region of £80,000
Viewing	By arrangement with the Selling Agents.
Entry	By arrangement.
Offers to	Messrs. Brown & McRae (MR)

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

To arrange a viewing appointment contact our
Fraserburgh office:

Anderson House, 9-11 Frithside Street, Fraserburgh,
AB43 9AB

T: 01346 515797

Email: property@brown-mcrae.co.uk

or

kerry@brown-mcrae.co.uk



www.brown-mcrae.co.uk