



BUSINESS FOR SALE

The Silvery Tay , 91 Charleston Drive, Dundee, DD2 2HB

Retail, Investments, Takeaway
968 sq ft

Opportunity to purchase a modern hot food takeaway unit trading as a traditional fish and chip shop.

- VERY PROFITABLE BUSINESS
- WELL ESTABLISHED WITH EXCELLENT LOCAL REPUTATION
- PROMINENT TRADING POSITION
- QUALITY FIXTURES & FITTINGS THROUGHOUT
- ACCOMMODATION OVER 2 FLOORS
- REFURBISHED 2017 (INCLUDING NEW FRYING RANGE)

Location

The subjects are located approximately 3 miles west of Dundee city centre in the densely populated Menzieshill area, in close proximity to Ninewells Hospital and Medical School. The subjects are also a short drive from the Kingsway, the main ring road through the city, which forms part of the A90 Aberdeen and Edinburgh / Glasgow trunk road.

Description

The subjects comprise a mid terraced retail unit within a parade of 11 units with other occupiers including The Charleston Bar, Premier Convenience Stores and Indigo Sun, as well as other local retailers and hot food takeaways.

The unit is arranged over ground and basement floors and provide an immaculately presented modern hot food takeaway unit which is fitted to a very high standard to compliment the current business.

Internally, the ground floor provides a large serving area to the front and kitchen/food preparation area to the rear, with additional with office, storage and WC at basement level.

There is both on-street and off-street free car parking to the front of the premises.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Ground & Basement Floor - 89.90 sq.m. (968 sq.ft.)

Business Description

The business provides a well established traditional fish and chip shop with freehold commercial property which trades as "The Silvery Tay". The business has a strong trading record and excellent reputation throughout Dundee and has been successfully run by the present owner for over 40 years.

The business currently offers a traditional fish and chips/supper menu to take away and a delivery service including 3 delivery vehicles.

The business is being offered on a freehold basis to include the property, business, fixtures and fittings including a digital frying range (approx.2 years old), full extraction system, chip machine, fridges and freezers etc.

The business is currently open 16:00-22.30 6 days a week.

Viewing Arrangements

Please contact the sole selling agent, Westport Property Ltd.

Business Rates

Rates Payable: £2,995.10 per annum

(based upon Rateable Value: £6,100 and UBR: 49.1p)

Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

Freehold Price

Offers Over £500,000 ex VAT

Energy Performance Rating

Available upon request.



Fergus McDonald

01382 225517

07900 474 406

fergus@westportproperty.co.uk



Adam Hutchison

01382 225517

07818 787874

adam@westportproperty.co.uk

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