

## TAKEAWAY/RESTAURANT PREMISES

- > SITUATED IN SCENIC COASTAL TOWN OF INVERBERVIE
- > VISIBLE LOCATION FOR PASSING FOOTFALL AND VEHICLES
- > RENTAL – £15,000 PER ANNUM
- > PRICE - £150,000
- > SIZE – 308.54 SQM (3,321 SQFT)



TO LET/ MAY SELL

**THE BERVIE CHIPPER, COWGATE, INVERBERVIE, DD10 0RL**

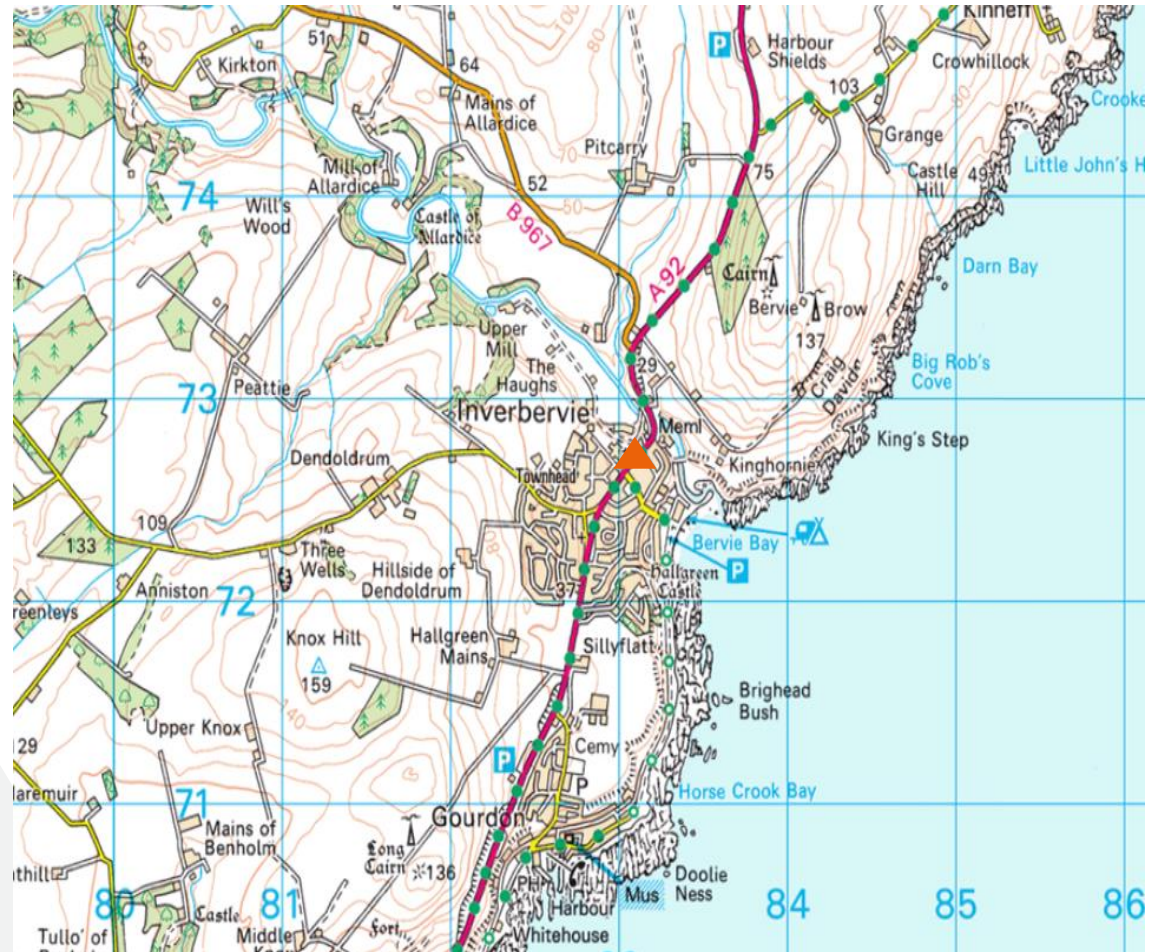
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## LOCATION

The subjects are located within the coastal village of Inverbervie, which stands around 25 miles south of Aberdeen. The A92 passes through the town, which forms the coastal route between Aberdeen and Dundee. More specifically the subjects are located on the north side of the town at Cowgate's junction with King Street. The village has a small number of local retailers and benefits from a reasonable level of passing traffic. Other commercial occupiers include the Phoenix Bakehouse, Scotmid Coop Convenience Store and the May Garden Chinese Takeaway.

There is generous car parking available in the Market Square which is adjacent to the property.





## DESCRIPTION

The subjects comprise a takeaway/restaurant contained within the ground and first floor of a semi-detached building. The front elevation of the building is single storey, with the rear section being an extension and featuring the first-floor accommodation. The roof over is pitched and laid in slate to the front, with a slate mansard roof to the rear. The property has large display windows to the front with a signage fascia above.

Internally, the subjects are well suited to its existing use and at ground floor level provides a servery area, which is fitted with a large range fryer, stainless steel counters and cupboards, ventilation hood and various other items. There is also a seating area to the front of the premises. Towards the rear of the unit is further storage area, as well W.C facilities. Within the first floor there is a restaurant with tables and chairs for approximately 64 covers with a corner bar/serving area. Associated with the premises is a remote storage building.



Front sales/dining



Frying / food preparation



Food prep/ kitchen



First floor seating

**ACCOMMODATION**

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	156.17	1,681
First Floor	73.21	788
Remote Store (Ground and First)	79.16	852
<b>TOTAL</b>	<b>308.54</b>	<b>3,321</b>

The above-mentioned floor areas are calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

**RENTAL**

£15,000 Per Annum

**PRICE**

£150,000 is sought for our clients interest.

**ENERGY PERFORMANCE CERTIFICATE**

The subjects currently have an EPC rating of 'G'

Further information and a recommendations report are available to seriously interested parties upon request

**RATEABLE VALUE**

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £14,250 per annum.

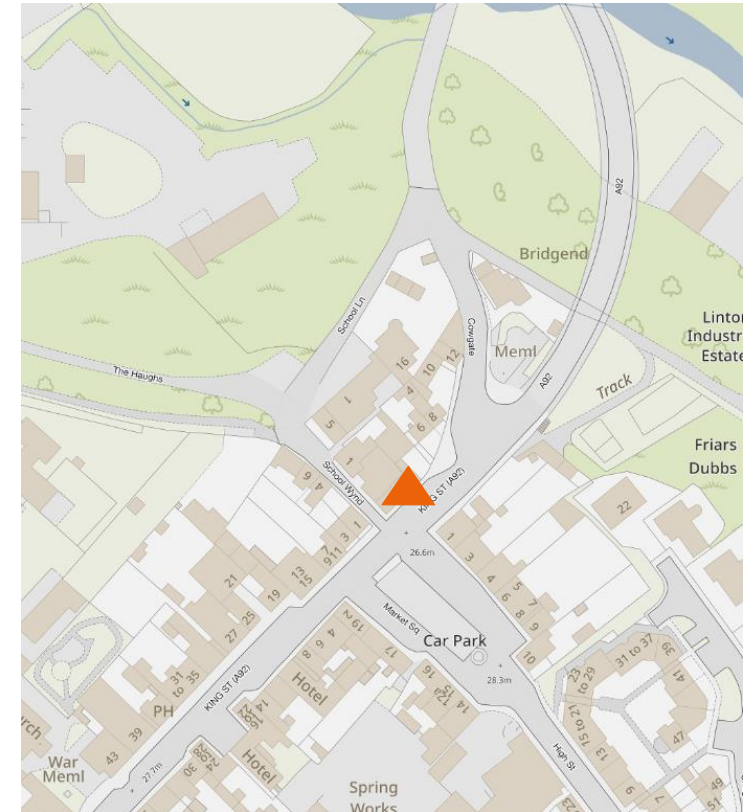
On this basis the premises would be eligible for 43.75% rates relief, resulting in a net liability of £3,991.78 payable by qualifying occupiers.

**LEGAL COSTS**

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.

**VAT**

All figures quoted are exclusive of VAT at the prevailing rate.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN  
**Shona Boyd**, shona.boyd@shepherd.co.uk , 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)

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