



Fully Fitted Freehold Hot Food Takeaway Ref. 2617
62A English Street, Dumfries, DG1 2BY

This is an excellent opportunity to acquire a well equipped freehold hot food takeaway with full class 3 hot food consent in Dumfries town centre.

A spacious fully equipped unit with good sized counter area, large prep room, separate large store room and toilet.

English Street forms part of the A780 which is one of the main roads through Dumfries town centre and makes this business with its free parking to the rear and a private space for a delivery van an ideal location for a collection or delivery service.

Ideal owner managed business with scope for further growth.

Business, freehold property, equipment, fixtures and fittings for sale at offers over £175,000.

VIEWINGS

Strictly by appointment through The Business Sales Agency.

No approach may be made directly to the property nor should enquiries be made of any staff at the premises.

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Ref. 2617

Type of business:

This is a superb opportunity to acquire this well equipped freehold hot food takeaway with full class 3 hot food consent in Dumfries town centre.

Fully equipped for most cuisines this spacious property has the main cooking area in the front shop with the counter with a prep room behind and a large store room to the rear. The unit is fully equipped with a double pizza oven, kebab machine, gas barbecue, 6 burner range cooker, double fryer, bain-marie and ample refrigerated storage.

Financial Information:

Sales figures and other financial details can be made available to serious interested parties after viewing.

Opening hours:

12noon to 1pm and 4pm - 12 midnight 7 days.
Delivery service from 5pm.

Tenure:

Freehold property included in the sale price.
Ratable value £4,050. The premises qualify for 100% small business rates relief so no rates are payable.

Premises:

The premises are situated on English Street which forms part of the A780 which is one of the main roads through Dumfries. It has a large car park behind the shop and a private parking space at the rear door for a delivery van.

Bright front waiting and cooking area, large prep room, large store and staff toilet. Its town centre location and easy access makes it an ideal location for a takeaway with collection and delivery options.

There is planning permission for one bedroom accommodation above the shop.

Staff:

The owner with 2 full-time and 2 part-time staff.

Agents Notes: These particulars are for the general guidance of interested purchasers and lessees and do not form part of any offer or contract. All descriptions and any other details are given without responsibility on the part of The Business Sales Agency or their vendor client and any intending purchasers should not rely on them as statements or representations of fact. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer by inspection or otherwise. Neither The Business Sales Agency nor their employees make or give any warranty whatsoever in relation to the business and/or property described herein.

