

MHOR Fish

illy



Freehold Fish & Chip Shop & Restaurant

Ref. 2675

75-77 Main Street, Callander, FK17 8DX

The Business Sales Agency are delighted to offer for sale this high turnover well established freehold fish and chip shop with both takeaway and restaurant in a prime highly visible main road location in Callander.

Ideally situated for takeaway, sit-in and delivery trade.

This well fitted and equipped spacious double fronted shop benefits from high levels of repeat custom and excellent passing trade.

Spacious 134² (1,415sqft) premises with separate takeaway and restaurant section with space for 42 covers.

Freehold property, business, equipment, fixtures & fittings for sale at offers over £295,000.

VIEWING IS HIGHLY RECOMMENDED

However is 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.

0333 6000 888

www.businesssalesagency.com

The Business Sales Agency, 38 Queen Street, Glasgow, G1 3DX

THE
BUSINESS SALES
AGENCY

Freehold Fish & Chip Shop & Restaurant
75-77 Main Street, Callander, FK17 8DX
Ref. 2675

Type of business:

This is a rare opportunity to acquire a high turnover freehold fish and chip shop with both separate takeaway section and sit-in licensed restaurant in the heart of Callander.

Located in the prime high footfall area of Callander it benefits from excellent repeat local custom and superb tourist trade being in the centre of The Trossachs & Loch Lomond National Park.

Busy all year round but especially from Easter to September as Callander is a popular with tourists.

With a bright double frontage and open plan seating layout this unit is suitable for a wide range of sit-in, takeaway and delivery businesses.

Full commercial kitchen, ample prep and storage space. First floor could be suitable for owners accommodation or private dining.

Please note the brand name "Mhor Fish" is not included in the sale.

Financial information:

Pre-Covid net sales of £350,000 per year from only 6 day opening. The sale price includes the freehold property and all equipment, fixtures and fittings.

Further financial information can be made available to serious interested parties after viewing.

Opening hours:

Normal hours 12noon - 7pm Tuesday to Sunday. Summer openings hours may be longer than those in the off season.

Premises:

In a prime location on the main road in the heart of Callander this property is a very spacious 134m² with the ground floor extending to 102m². The first floor which can be accessed from the shop or by a separate side entrance is suitable for owners accommodation, private dining or cookery classes.

The ground floor comprises takeaway area, dining area, commercial kitchen, ample prep and storage space, bar servery, ladies and gents toilets.

Tenure:

Freehold. Rateable value £14,800 so no rates are payable.

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.

