



LEASEHOLD BUSINESS FOR SALE
Squat Lobster – Fish & Chips, Seafood Take-away
Price - £47,500

Hannay Fraser & Co



Location

The subjects occupy a prominent harbour side location ideal for passing trade from passengers using the Caledonia MacBrayne Ferry or indeed the Waverley. The marina and pontoons are immediately adjacent to the unit and are extremely busy in the summer months. The subjects are ideally situated for all local trade and there is ample car parking on the doorstep.

Description

The subjects are known as the “Cabbies Rest” and were built in 1876. They were recently extensively refurbished and fitted out by the current owners.

Lease Terms

The premises are held on a 20 year lease with 19 years unexpired at a current rental of £2,000 p.a. with a rent free period until August 2012.

Business Operation

Normal trading hours are from 11 a.m. to late Monday – Sunday. However, during the winter the current owners close on a Monday and Tuesday. There is room to expand the business to include a home delivery service, outside catering etc.

The sellers have only been trading for one year so accounts are limited. The business is for sale due to ill health of one of the owners. Included in the sale are 4 freezers, 2 fridges and a large over-counter display fridge as well as 2 double deep fat fryers, a hob, oven and 2 microwaves.

Rateable Value

Business rates are currently not payable.

Viewing

Strictly by Appointment through Hannay Fraser & Co

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately where we will endeavour to assist you in any way possible.

Telephone Hannay Fraser & Co on 01700 503 112

www.hannayfraser.co.uk

E mail property@hannayfraser.co.uk