FOR SALE

Unique Opportunity to Purchase a Freehold Takeaway/Café

GRAHAM SIBBALD

18 Airlie Street

Alyth, Blairgowrie, PH11 8AJ

Offers Around £95,000 - FREEHOLD

Find out more at **www.g-s.co.uk**

- **Unique Opportunity to Purchase a Freehold Takeaway/Café**
- **Fantastic Location on Main Road through Alyth**
- **Good Sized Carry Out Area plus Café Area with Separate Entrances**
- **Would Suit a Hands on Operator**

INTRODUCTION

The property is located on Airlie Street — the B952 — which is the main road leading into and through the village of Alyth. An affluent village, Alyth, is set a few miles away from Blairgowrie and Coupar Angus. Alyth is a former market town, and the area is steeped in history.

The business is presently closed, and the property has formally traded as The Peking Garden takeaway.

The property offers an ideal business opportunity for a hands on operator looking to put their own ideas into action and work closely with the local community and its visitors.

THE PROPERTY

The property comprises a takeaway premise arranged over ground floor of a 2 storey plus attic traditional style building. The property has 2 separate entrances, both accessed directly from Airlie Street, the property joins internally to the rear of the building.

The entrance to the left of the building leads into the carry out area with servery and access to the kitchen, preparation area and storage. The entrance to the right leads into the café area with access to the toilets and through to the carry out.

The premises cannot be brought into immediate use as a Class 3 commercial property, as installation of a ventilation flue is required. The property is offered with the benefit of planning consent and a contractor's quote for the necessary installation.

ACCOMMODATION SUMMARY

We have summarised the accommodation as follows: -

Public Areas

- Carry Out Area with servery
- Café Area
- Customer WCs

Service Areas

- Kitchen
- Preparation Area
- Storage

ADDITIONAL PROPERTY

There is a 6-bedroom flat located above the takeaway, with open plan kitchen and living room with 1 bathroom and 1 shower room. Available by separate negotiation.

SERVICES

Mains electricity, gas, water and drainage. Heating by way of a gas fired boiler.

ENERGY PERFORMANCE CERTIFICATE

18 Airlie Street — EPC Rating - TBC

RATEABLE VALUE

The property requires to be reassessed.

TENURE

Heritable (Freehold) / Outright Ownership)

EXCLUSIONS

Personal effects of the vendors, if any.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

PRICE

Offers Around £95,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings and equipment.

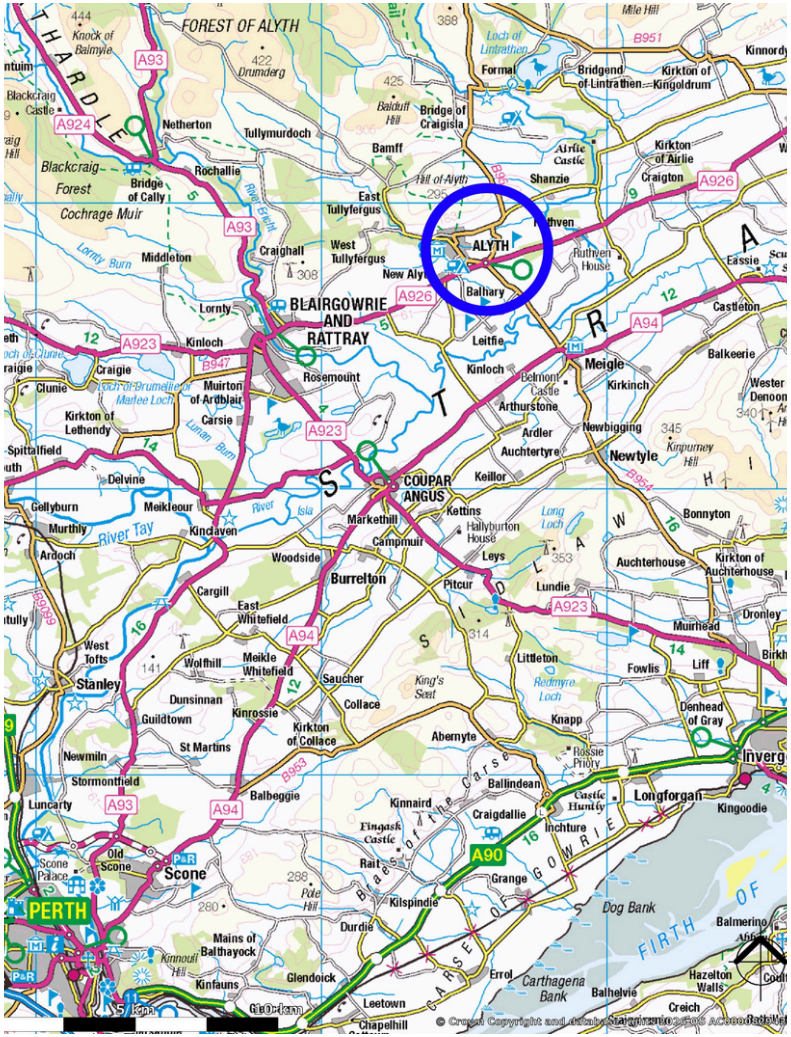
VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB



To arrange a viewing please contact:

MAX WALLACE
Graduate Surveyor - Hotel + Leisure
Max.wallace@g-s.co.uk
07881 244 790

KATIE TAIT
Associate - Hotel + Leisure
katie.tait@g-s.co.uk
07500 423 941

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: **October 2026**

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.