Business Sale/Leasehold

£41,600 Per annum

£200,000 Premium

ime Property Agents Ltd

12 Home Street

Edinburgh

94 Main Street, West calder EH55 8DX

Fully Equipped Fish and Chip Shop Business

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Location

The subjects are prominently located at 94 Main Street, West Calder, within the heart of this established West Lothian town. Main Street forms the principal commercial thoroughfare through West Calder and accommodates a mix of local retailers, food operators, service businesses and community facilities, serving both the immediate town population and the wider surrounding residential catchment.

West Calder benefits from good connectivity within West Lothian, lying within convenient reach of Livingston and the wider central belt road network, with West Calder railway station providing regular rail connections on the Edinburgh to Glasgow route. The premises occupy a highly visible trading position on Main Street, close to complementary town centre occupiers and within an area that benefits from passing trade, local residents, workers, commuters and evening takeaway custom. The location is considered well suited to a long-established hot food takeaway business with collection, counter and delivery trade.

Description

We are instructed to market the leasehold interest of a long-established, fully equipped and highly regarded hot food takeaway business trading as a fish and chip shop with an extensive complementary offering including pizzas, kebabs, ice cream and licensed off-sales. The business has traded successfully for over 30 years and represents an exceptional opportunity for an experienced operator or ambitious purchaser seeking a substantial, turnkey trading concern in a strong Edinburgh location.

The business benefits from a proven trading history, a broad customer base and multiple income streams, with sales generated through counter trade, collection orders and established delivery platforms including Just Eat, Scoffable and Mealzo. The business is fully fitted and operational, with a comprehensive inventory of catering equipment, refrigeration, preparation areas and back-of-house facilities, allowing an incoming purchaser to continue trading immediately subject to the usual legal and licensing requirements.

The business is presented as a rare chance to acquire a substantial leasehold food operation with significant goodwill, strong local recognition and a high turnover which can be demonstrated to serious, qualified buyers following appropriate enquiries. The premises are equipped to support high-volume fish and chip production alongside pizza, kebab, chilled display, frozen storage, ice cream and licensed retail sales.

This is a genuine walk-in opportunity, with the benefit of extensive fixtures, fittings and trade equipment included in the sale, subject to contract and inventory confirmation.

Lease Terms/ Sale Terms

The business is offered by way of a new full repairing and insuring lease to be agreed between the parties for a minimum term of 20 years. The rent is £800 per week. Further lease terms, landlord consent requirements and all other conditions are to be confirmed during the legal process.

Our client seeks a premium of £200,000 for the leasehold interest, goodwill, fixtures, fittings and equipment, subject to contract and agreed inventory. Financial information evidencing the high turnover of the business can be made available to serious, qualified purchasers only.

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk), the subjects have a rateable value is £11,200. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

Entry

Upon completion of a formal missive under Scots Law.

Legal Costs

Each party is responsible for their own legal and costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

Viewing and Further Information

By appointment through the sole letting agent, ime Property Agents Ltd.

Fixtures and Fittings

Fixtures, fittings and equipment include a Kiremko fryer, pizza oven, kebab machines, display fridges, pizza chilled counter, walk-in fridge, walk-in freezer, Bold chipper, Bold peeler, preparation counters, refrigeration, freezer storage, extraction and a wide range of ancillary catering equipment required for the operation of a busy multi-product takeaway. The business also benefits from an alcohol licence for off-sales. The above is not intended to be exhaustive and a full inventory can be provided to interested parties at the appropriate stage. Viewings are highly recommended to appreciate the scale, quality and trading capability of the opportunity.

Accommodation

According to our recent measurement survey the premises contain the following approximate internal areas:

73 SQ M (786 SQ FT)

Business Highlights

- Established fish and chip shop business trading for over 30 years.
- High turnover business with financial information available to serious buyers.
- Fully equipped, operational and ready for continued trading.
- Additional revenue streams from pizzas, kebabs, ice cream and licensed off-sales.
- Presence on major delivery platforms including Just Eat, Scoffable and Mealzo.
- Substantial equipment package included, subject to inventory and contract.
- Excellent opportunity for an experienced operator to acquire a proven business with immediate trading potential.

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