

Offers over
£180,000
(Freehold)

Golden Fry Fish & Chip Shop and 4 Bedroom House

Main Street, Aberchirder, Aberdeenshire, AB54 7TD

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Well-presented fish and chip shop and take away business set in the charming village of Aberchirder

Sale includes spacious and attractive 4-bedroom house with private garden and access

Ideal main street trading location and easy-to-operate business with a net internal area of around 48.8m²; ideal for first-time operators

Operating profitably under the VAT threshold with growth potential

Open year-round, benefitting from local clientele and tourist trade in the main season (April – September)

DESCRIPTION

The Golden Fry is a popular fish & chip shop and takeaway, with a strong reputation, situated in a prominent trading location with a frontage on to the high street of Aberchirder. The business is very convenient for customer access with ample parking in the square and on the main road. This late Victorian building has a significant footprint plus excellent garden. The trading aspects are all located on the ground floor with an attractive servery and ample service areas to the side and rear of the main shop. The main customer service area is set to 33m² and the preparation room / store / staff W.C. is 15.8m². The business is well-appointed with good quality fixtures and fittings and is presented in walk-in condition. An attractive feature of this sale is the spacious family home adjacent and above the trading aspects. This 4-bedroom house comes complete with spacious and modern dining-kitchen. The house also has 2 lounges: one on the ground floor and another on the first floor. The trading elements and the family home form to make an excellent home and income lifestyle opportunity.



BUSINESS OPERATION

The business is an easy-to-operate venture with a simple but highly effective trading model, being presented in excellent condition with modern facilities plus superb catering equipment provision. The fish and chip shop provide a takeaway trade only to a strong year-round demand from local residents and tourists who significantly enhance turnover during the spring / summer season. The Golden Fry provides traditional fish and chip and associated meals. The business only trades during the evening service from 5 – 8 pm. These foreshorten trading hours are to suit the personal preferences of the current owners. There is undoubted scope for new owners to provide a lunchtime service and an extended evening service. The business is open 6 days a week, being closed on Mondays.

LOCATION

Aberchirder is an 18th Century planned village which is attractive and situated within a rural setting and boasts a population of circa 1200. The village has a feature village square and benefits from its own primary school, library and numerous retail outlets. Local towns of Banff (10 miles) and Huntly (12 miles) provide a wide range of social, economic and welfare facilities. Further afield the village is approximately one hour from Aberdeen and two hours from Inverness. The business is located on Main Street with a prominent frontage and close to other businesses.

REASON FOR SALE

The current proprietors have traded the business very successfully within the family for a long period of over 35 years. It is their desire to retire that brings this attractive business and home to the market.

THE PROPERTY

The property is of traditional stone construction under a slate roof. The property dates from the late Victorian period and is set over three levels. The building hosts the fish and chip shop on the ground floor only, with the living accommodation over 3 floors.



TRADING ELEMENTS

The business has excellent illuminated signage and branding. The fish and chip shop has double doors opening at street level providing easy access for customers. To the front is a service counter which has a service area and fryer units with hot display units. There is a double fryer and hot holding units. To the side and rear are refrigeration cabinets displaying a variety of products. In addition, hot foods are prepared to a side area which has microwaves, pizza oven and grill; here there is a double sink. The sales area is supported with clear signage and its own electric till. To the rear of the subjects is a spacious food preparation area with a potato rumbler and mechanical chipper. There is also a dry goods store. All fixtures have been fitted to the highest standards. There are staff facilities to the rear.






Welcome to...
The GOLDEN FRY
01488
780470
FISH
CHICKEN
PIES
CHIPS 'n' THINGS
PLEASE ADD £2.00 FOR CHIPS
BURGERS
PUDDINGS
TASTY FRIES
KIDS' MENU
Freshly Baked Pizzas
9"
12"
Golden Fry Special
5.50
7.50
Mexican Special (Spicy)
5.50
7.50

OWNERS ACCOMMODATION

The house is an appealing aspect of this sale and would be ideal for a large family or extended family. The living accommodation is configured to:

Ground Floor

Hallway – Partially glazed UPVC door offering natural light. This attractive reception area has original Victorian tiled floor. Off the hallway are doors to lounge and kitchen.

Lounge – This generous and well-proportioned room has double aspect windows. The stone fireplace is an attractive feature.

Kitchen – Excellent range of modern fitted units, work surfaces and an area for dining table. The kitchen has double windows overlooking the rear aspects. A door leads to the rear hallway / utility area.

Rear Hallway – Leading to a further UPVC door, there is an alcove with utility facilities.

Stairs – From the front hallway stairs lead to the first and second floors. The wooden balustrade is most attractive.



First Floor

Lounge – This secondary lounge is spacious and has a feature fireplace.

Bedroom 1 – Large double bedroom with fitted units.

Bedroom 2 – Double bedroom with feature Victorian wrought iron fire place with original tile inserts.

Bathroom – Partially tiled bathroom comprising enamel bath and separate shower unit plus, WC and basin.

Second (Attic Floor)

Bedroom 3 – Large bedroom with coombed ceiling with secondary inner room (ideal for a nursery / play room / dressing room).

Bedroom 4 – Double bedroom with coombed ceiling.















GROUNDS
The property benefits from a spacious rear garden mainly laid to lawn with a drying area. In addition, there is a large garage and tarmac parking area. A garden shed is included.

SERVICES
The business unit and house benefit from mains electricity, water and drainage. Heating and hot water is by way of an oil-fired boiler. The property is double glazed throughout. Security system / CCTV.

ACCOUNTS
Trading information will be made available to seriously interested parties subsequent to viewing.

TITLE NUMBER
The property has a title number of TP/42/70 (3.4.70)

TRADE
The business trades just below the VAT threshold whilst producing a credible profitability. The restricted trading model means that there are achievable development opportunities. Detailed accounting information will be made available to seriously interested parties post viewing.

PRICE
Offers over £180,000 are invited for the freehold interest, complete with goodwill and trade contents (according to inventory). Within the house the fitted floor coverings, blinds and light fittings will be included in the sale price along with the kitchen appliances
i.e. fridge/freezer, oven, hob and hood, washing machine and dishwasher.

DIRECTIONS
See map insert. What3words reference is
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WEBSITE
The Golden Fry has its own Facebook page https://www.facebook.com/thegoldenfryfoggie/?locale=en_GB where it enjoys a rating of 94% (out of 10 reviews).

RATES / COUNCIL TAX
The rateable value of the business is £2,400 as at April 2026 and benefit from 100% rates relief under the Small Business Bonus Scheme with a payment liability is nil for eligible owners. The house has a council tax band of D.

EPC RATING
The property has an energy performance rating of 'tbc'.

FINANCE & LEGAL SERVICES
ASG Commercial Ltd is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who act in all legal matters arising.

VIEWING
All appointments must be made through the selling agents:
ASG Commercial Ltd,1 Cromwell Road, Inverness, IV1 1SX :
01463 714757 (5 lines)
E: admin@asgcommercial.co.uk
W: www.asgcommercial.co.uk

OFFERS
All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date.



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