

FOR SALE

DUE TO RETIREMENT

TAKEAWAY BUSINESS

Gross Internal Area – 82.19 SQM / 885 SQFT

Exclusive car park to front for 8 cars

Prominent roadside location

Fully fitted and established in 1998

Price – offers in excess of £500,000

VIRTUAL TOUR 360°

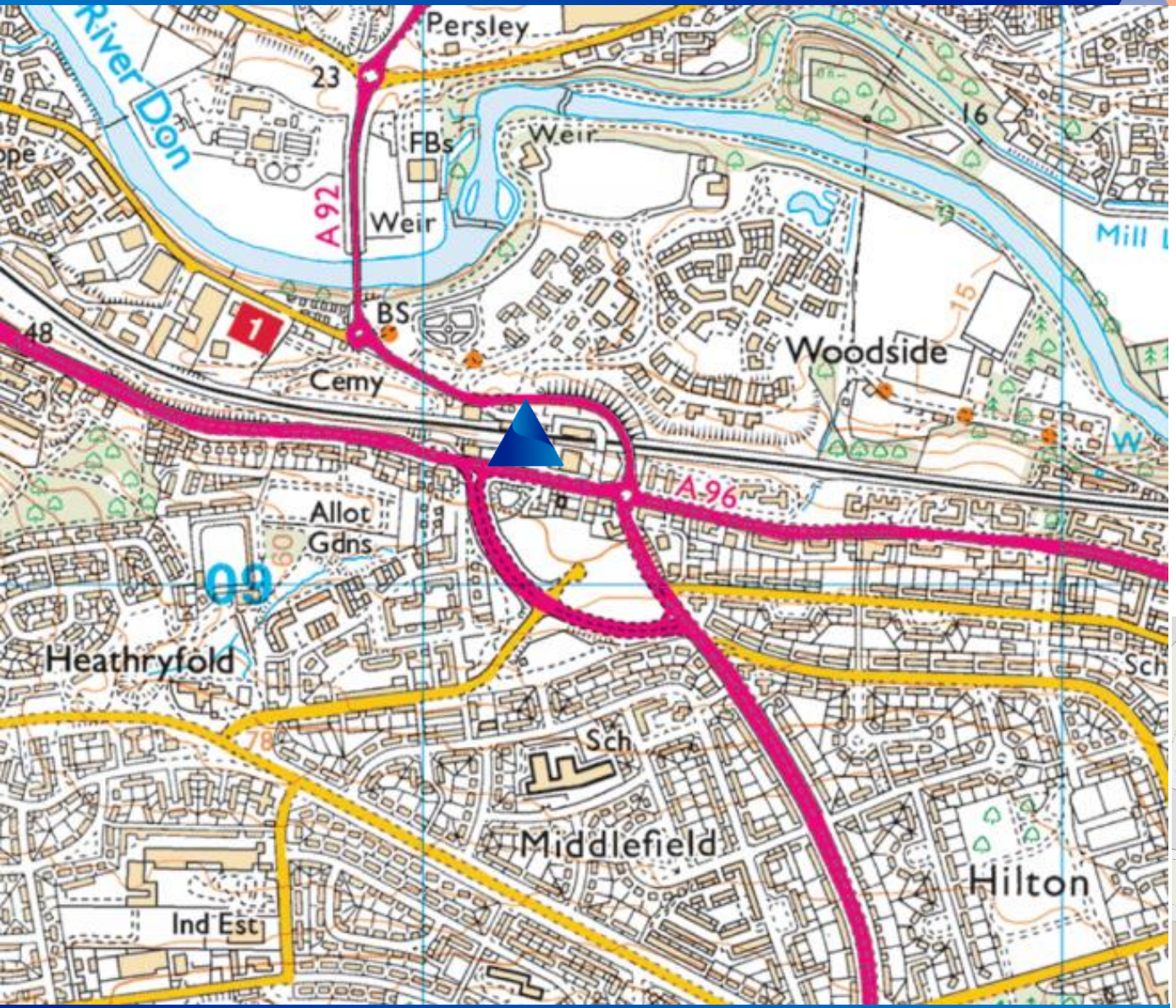
MIKE'S FAMOUS FISH & CHIPS, MUGIEMOSS ROAD, ABERDEEN AB21 9UR

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Location

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The subjects themselves are located on the south side of Mugiemoss Road between its junctions with the Haudigan roundabout and Hutcheon Low Drive in a mixed location to the periphery of Aberdeen city centre.

Mugiemoss Road forms part of the A92 roadway and as such the subjects benefit from good access to the local and national road network as well as having quick access to the city centre.

Immediately surrounding are a number of industrial/trade counter units however within the locale there are areas of residential including a large new development on the other side of the road which is being built by CALA homes.



Well established takeaway on prominent roadside location for sale due to retirement

FIND ON GOOGLE MAPS

Description









The subjects comprise of a detached hot food takeaway unit with its own exclusive car parking which is single storey in height with the walls being a mix of externally harled blockwork and pointed brick. The roof over is pitched, hipped and laid in concrete tiles.

To the front is a large full height aluminium double-glazed frontage with two pedestrian doors giving access. The frontage is protected by electrically operated roller shutters. To the end elevation a fire exit door is also provided

Internally the space is split to form a front shop with stainless steel fryer ranges to the middle, a chip prep room, rear preparation areas (including walk in freezers/refrigeration) staff WC and a small store currently used as an office.

The floors throughout are concrete overlaid in a mix of heavy duty lino and tiles while the walls are fully clad in wipe down panelling and the ceilings are plasterboard with inset lighting.

Good natural light is provided into the front shop from the frontage however none is provided to the rear areas. The property is fully fitted as a fish and chip shop with various stainless steel fixtures and fittings

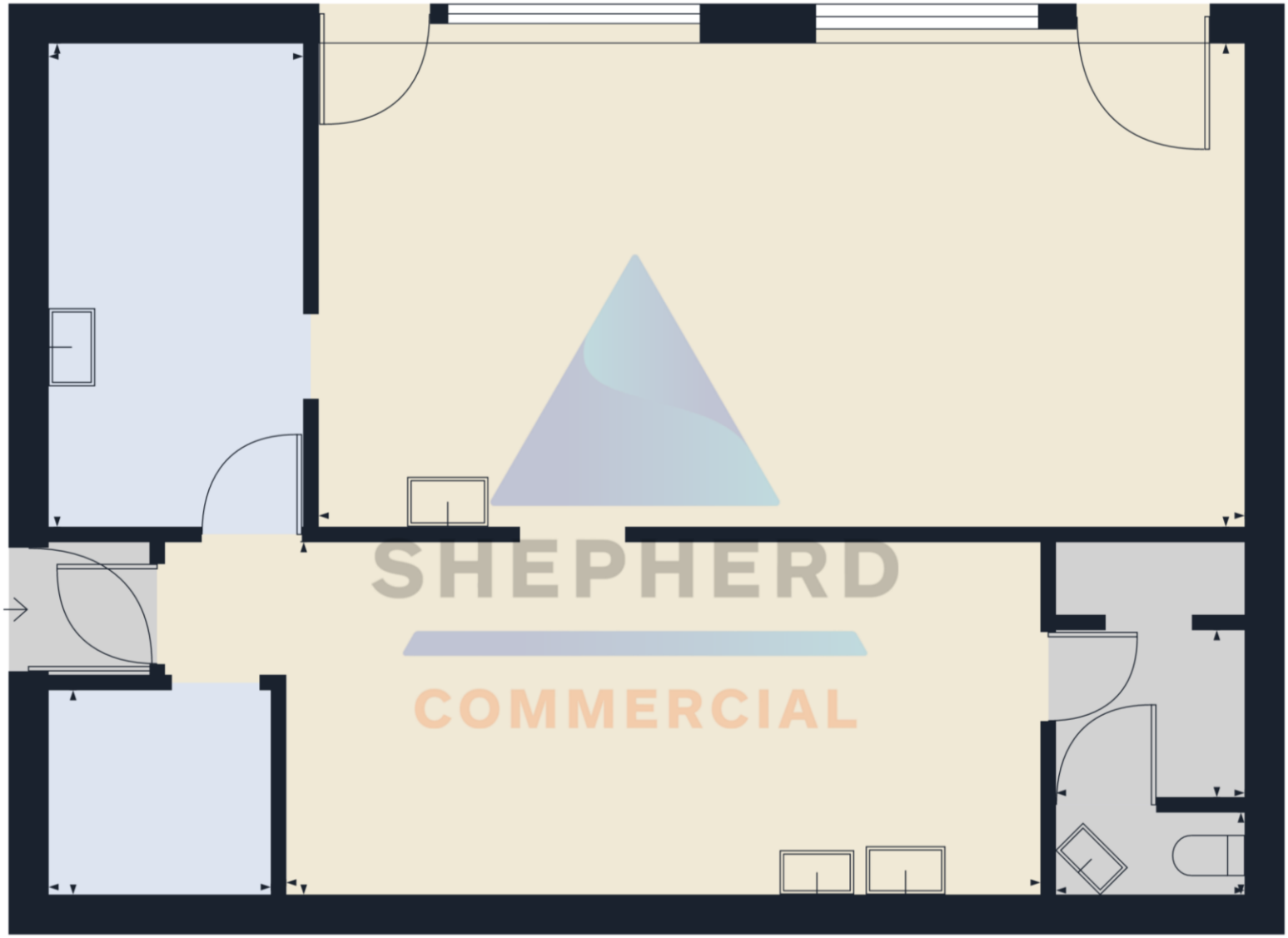
Accommodation

	m^2	ft^2
Ground Floor	82.19	885

The subjects have been measured on a net internal area basis in accordance the RICS Code of Measuring Practice 6th Edition.

Floor Plan

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CLICK HERE FOR 3D FLOOR PLAN

The Detail

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The Business

The business has operated out of this property since it was constructed in 1998 with the business itself having been established since 1978.

The current operating hours are as follows:

- Monday – Thursday – 1430 – 2130
- Friday – 1130 – 2130
- Saturday – 1430 – 2130
- Sunday – 1430 – 2100

The business also has its own App on both the App Store & Google play to make orders and collect rewards in addition to Deliveroo, Just Eat & Uber Eats.

Accounts can be made available to interested parties upon request from their accountant or solicitor along with our client approving the issuing of the accounts.

Car Parking

There is a car park at the front of the unit for 8 cars.

Price

Offers in excess of £500,000 are invited for our clients business which includes the property and goodwill.

Energy Performance Certificate

Available upon request.

Entry

Immediately upon completion of legal formalities.

Rateable Value

The subjects are currently entered in the Valuation Roll at a Rateable Value of £19,250. An incoming occupier would have the opportunity to appal this figure.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.

Offers & Viewings

All offers should be submitted in writing to the agent who will also make arrangements to view on a strictly by appointment basis

VAT

All figures quoted are exclusive of Value Added Tax.

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Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE JANUARY 2026

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