

BUSINESS FOR SALE

FULLY FITTED FISH & CHIP SHOP

Prime City Centre Location

Well established within the local area

Late night operating hours

Price on application

WHAT 3 WORDS

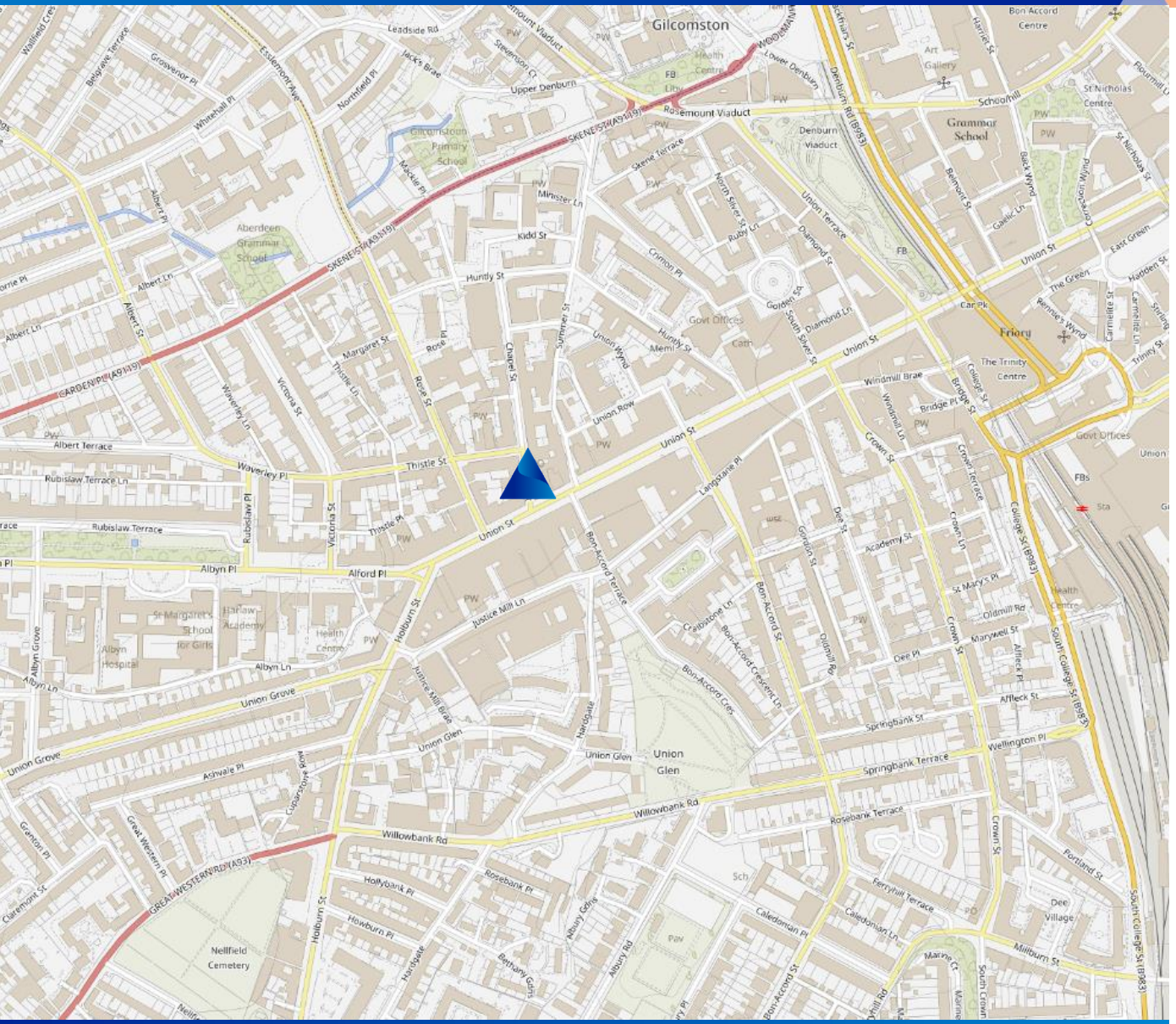
HERDY'S DOLPHIN, 5-7 CHAPEL STREET, ABERDEEN, AB10 1SQ

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SHEPHERD COMMERCIAL

Location / Description

HERDY'S DOLPHIN, 5-7 CHAPEL STREET, ABERDEEN, AB10 1SQ



Established Fish and Chip Shop Business & Property For Sale

FIND ON GOOGLE MAPS

Location

The subjects are located on the west side of Chapel Street, in close proximity to its junction with Union Street, within the heart of Aberdeen City Centre. The premises therefore benefits from all City Centre amenities whilst also having swift access to the local and national road network.

Chapel Street is a mixed use location with a number of takeaway uses being present. In addition, there area number of retail and office users along with the upper floors being residential in use.

Parking is provided by pay and display on Chapel Street and the surrounding streets and Chapel Street also benefits from a taxi rank opposite the subjects.

Description

The main building comprises of the ground floor of a two-storey and attic, mid-terrace, granite and slate building with a single storey extension to the rear.

Internally, the ground floor comprises of a fish and chip takeaway shop with a seating area located to the rear. The premises are fully fitted for their intended use. W.C. facilities are located to the rear of the takeaway.

There is an office, storage/preparation area to the rear of the subjects.

To the rear of the subjects there is residential accommodation which has been converted into 4 self contained lettable rooms each with ensuites and a shared kitchen.

The Detail

Price

Price on application

The Business

On offer is our client's interest in the whole premises and the associated business. A full inventory can be provided to interested parties, and stock will be sold at valuation.

The current operating hours are as follows:

Monday: 12am – 11:30pm

Tuesday – Wednesday: 11:30am – 11:30pm

Thursday: 11:30am – 1am

Friday: 11:30am – 4am

Saturday: 3pm – 4am

Sunday: 3pm – 12am

Full accounts can be provided upon request by an interested parties accountant or solicitor.

Rateable Value

The property is currently entered into the valuation roll at a rateable value of £20,750.

We would point out that an incoming occupier would have the opportunity to appeal this value.

Accommodation

	m^2	ft^2
Ground Floor	41.19	443
Residential	59.33	639
Total	101.32	1,082

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Energy Performance Certificate

The subjects currently have an EPC rating of 'TBC'.

Further information and a recommendations report are available to seriously interested parties upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate. It is anticipated the transaction will be treated as a transfer of a going concern (TOGC) outside the scope of VAT.

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.

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 OCTOBER 2026.

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