

BUSINESS FOR SALE

FULLY FITTED FISH & CHIP SHOP

Prominent Roadside Location

Well-established within the local area

Size – 41.19 SQM (443 SQFT)

Price on application

WHAT 3 WORDS

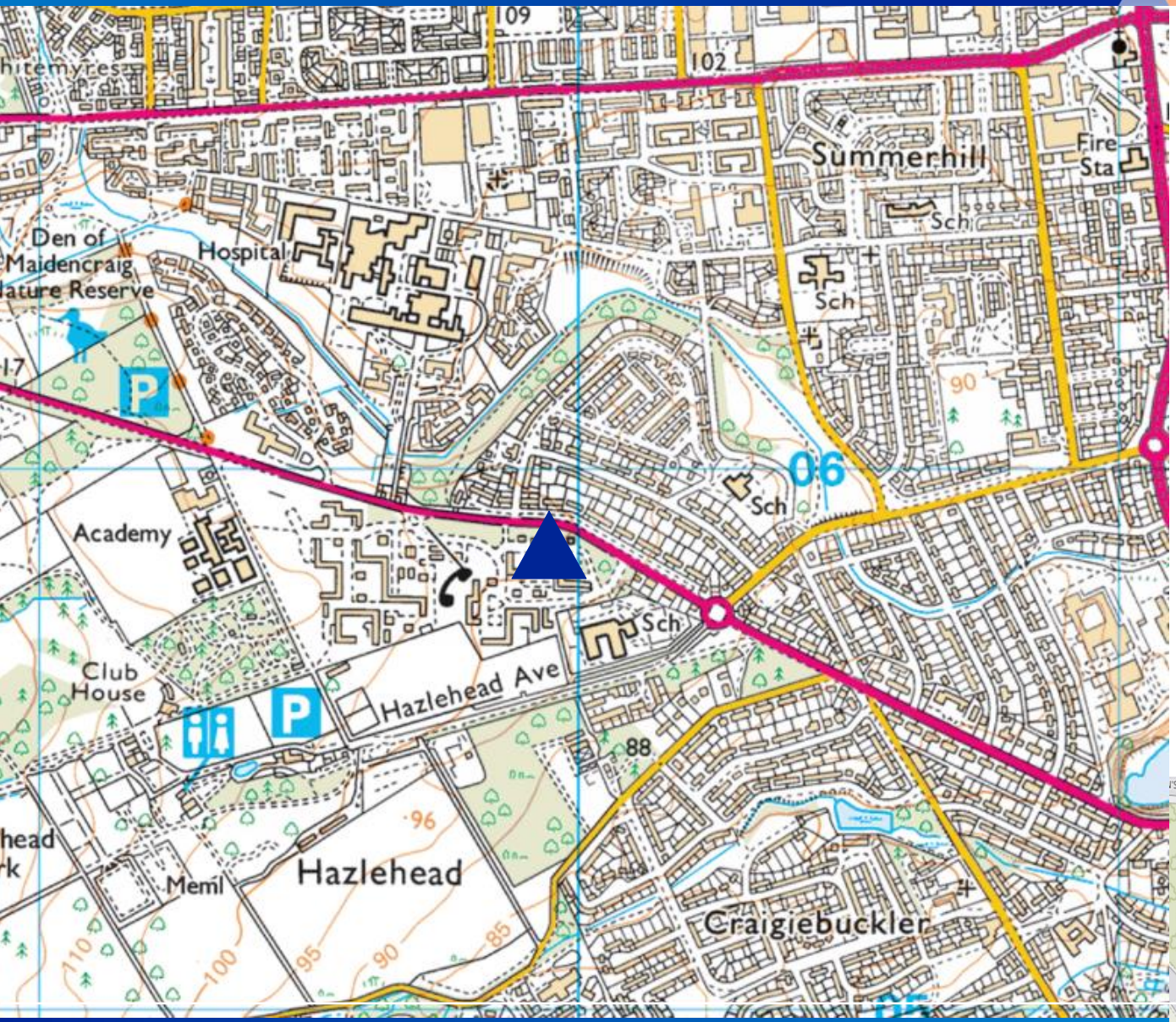
THE DOLPHIN, 49 HAZLEHEAD CRESCENT, ABERDEEN, AB15 8EX

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SHEPHERD COMMERCIAL

Location

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The subjects are located on the north side of Hazlehead Crescent between its two junctions with Provost Graham Avenue in a popular mixed use area. Hazlehead is located approximately 3 miles west of Aberdeen city centre.

The subjects are accessed from Queens Road which links the location to the City Centre to the East and Kingswells/Westhill to the west. The surrounding location is predominately residential with other commercial uses in close proximity.

Hazlehead Academy and Hazlehead park are a short distance from the subjects.



Roadside Takeaway

FIND ON GOOGLE MAPS

Description



The subjects comprise a small, single storey detached hot food unit of block and harled construction with a slate roof. The property has a retail frontage of UPVC double glazed design. There is a small, timber framed and timber clad store to the rear with a single skin, profile metal sheet roof over.

Internally the space is fully fitted to provide a front takeaway area, rear prep room, rear store and single WC. Floors are a mix of suspended and concrete predominantly laid in tiles while walls are plasterboard with a mix of cladding and tiled finishes. Artificial light is by inset spots within the front shop and by bulkhead/fluorescent lights elsewhere.

Three parking spaces to the front of the building are associated with the premises.

Accommodation

	m^2	ft^2
Ground Floor	**41.19**	**443**

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).

The Detail

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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 – Friday: 11:30am – 9pm

Saturday – Sunday: 3pm – 9pm

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

Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value of .£7,500.

100% Rates Relief is available to qualifying occupiers with further information available on request.

Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of .

Further information and a recommendation report is available to seriously interested parties on request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Entry

Upon conclusion of legal missives.

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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