FOR SALE

HOT FOOD TAKEAWAY

- Fully fitted & established business
- Prominent position within the town centre licensed trade circuit
- Adjacent to public car park
- Qualifies for 100% rates relief

Offers Around: £117,000

VIDEO TOUR

WHAT 3 WORDS

‘PRINCESS‘ 62A ENGLISH STREET, DUMFRIES, DG1 2BY

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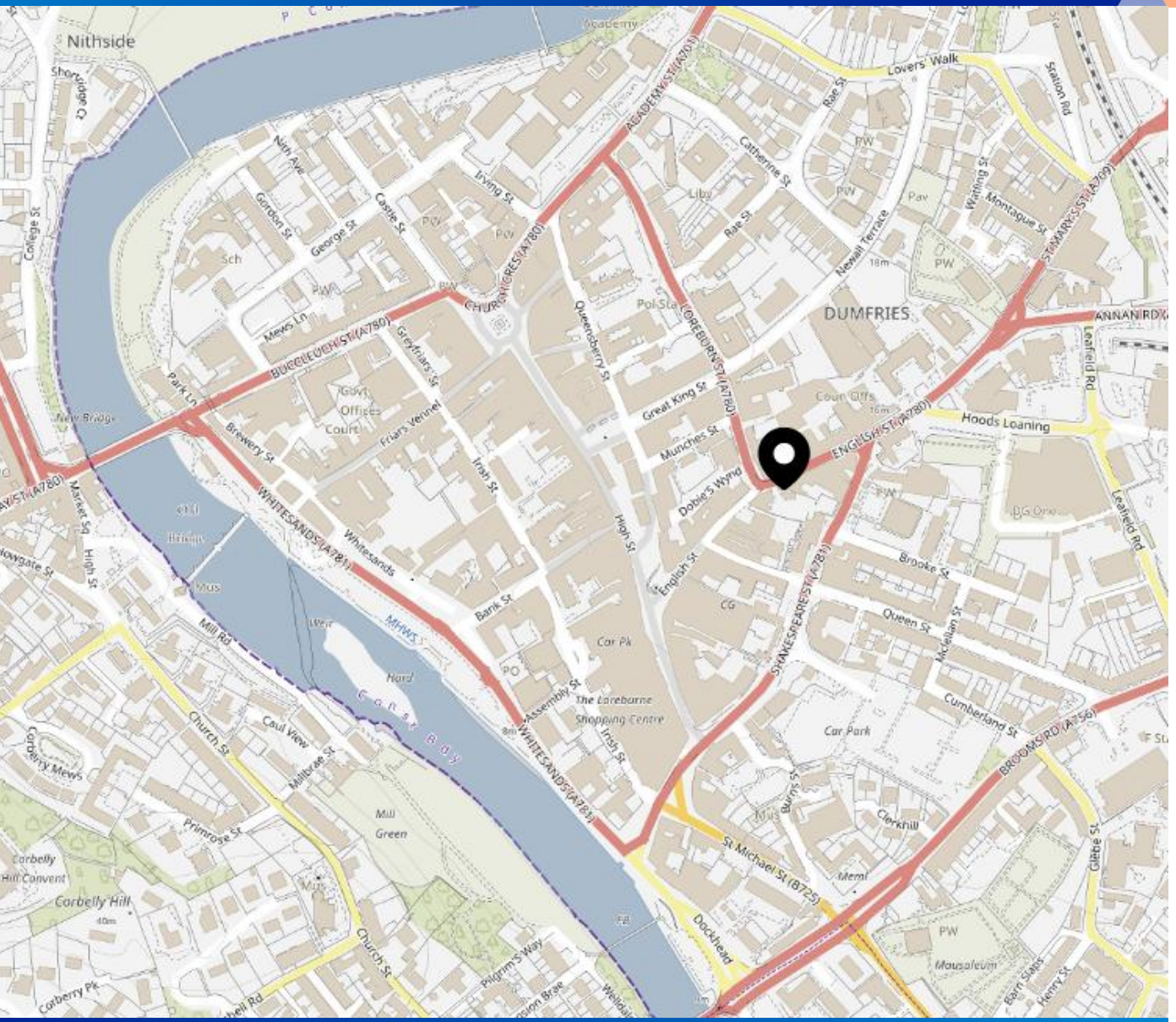
Location

62A ENGLISH STREET, DUMFRIES, DG1 2BY



Fully Fitted Hot Food Takeaway Business

FIND ON GOOGLE MAPS

The property occupies a prominent position within the town centre licensed trade circuit.

Dumfries, with a population of around 33,000, is the largest town in Dumfries & Galloway as is therefore southwest Scotland's main shopping and administrative centre.

The town lies approximately 75 miles south of Glasgow and 34 miles northwest of Carlisle, occupying a strategic location at the intersection of the A75, A76 and A701 trunk roads.

The A709 provides the shortest link to the A74(M) motorway at Lockerbie, although the A75 and A701 offer alternative routes dependant on the direction of travel, with junctions at Gretna and Beattock respectively.

The A75 also provides a link to the Northern Irish ferry ports at Cairnryan.

The property is set on the south side of English Street and lies around 150 yards from the pedestrianised High Street.

The unit is also adjacent to a public car park.

As a result, the business benefits from a high level of passing traffic and pedestrian footfall throughout the year.

Surrounding commercial properties include restaurants, hot food takeaways, public houses, and nightclubs, together with retail units, salons, and showrooms.

Description

The subjects comprise a detached hot food takeaway with private parking & loading space at the rear.

The main walls are of brick construction, with a painted roughcast / tile external finish, under a flat roof.

The property benefits from a large sales window and glazed customer entrance door, below a branded retractable awning with fascia signage above.

The internal accommodation extends to a customer waiting area & kitchen, rear preparation room, store, and a staff toilet.

The floors have vinyl / tile coverings, walls are tiled / painted, and the ceilings are lined and painted.

The unit is fully fitted with commercial grade equipment, including a stainless-steel extraction hood & splash back.

The rear parking / loading area is screened by a timber fence. There is also an enclosed courtyard which contains plant for the extraction system.

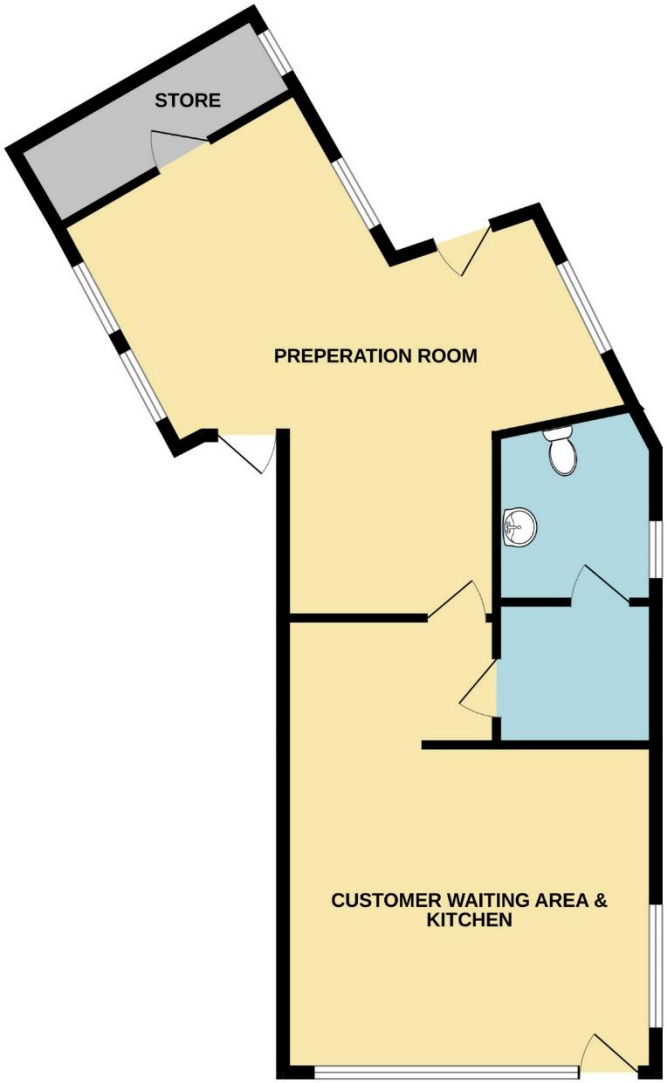
Accommodation

	m^2	ft^2
Ground Floor	**56.17**	**605**

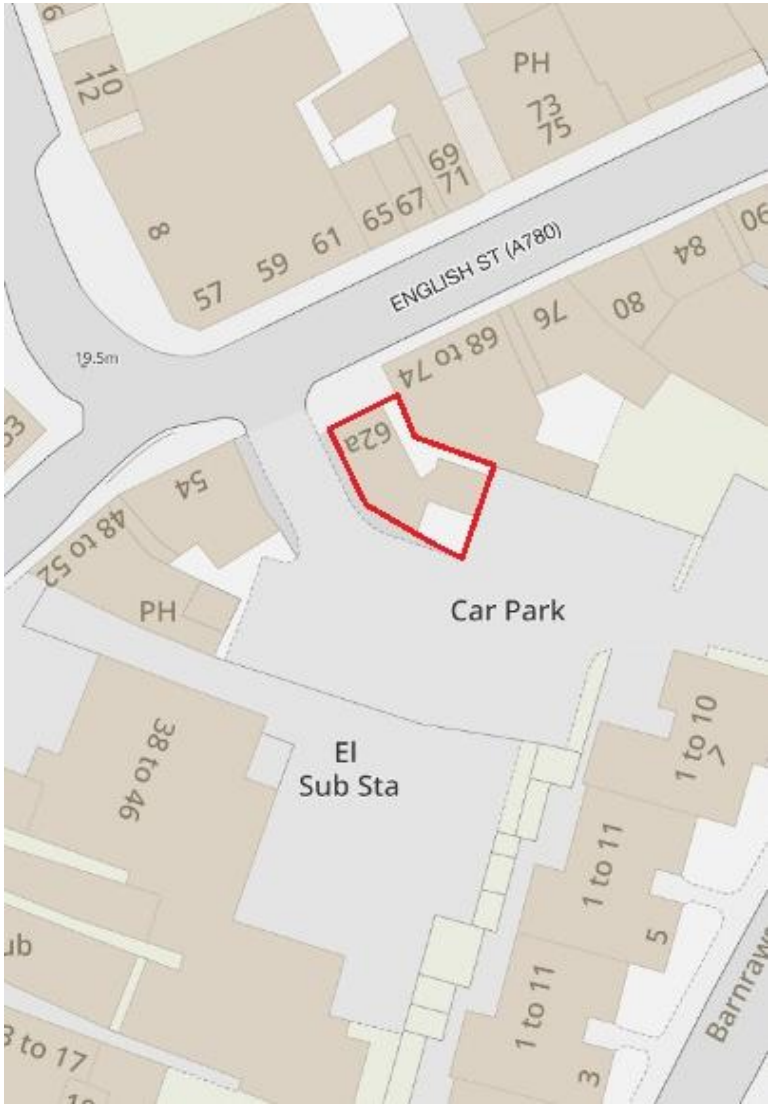
The above floor areas have been calculated from on-site measurements and are stated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Description

Plans



Floorplan



Site Plan

The Detail

The Business

The Princess hot food takeaway is a well established business and has traded under the current owner for over 17 years.

Income is generated from a loyal local customer base as well as passing trade that is gathered from patrons of the surrounding licensed trade venues.

Home delivery and collection orders can be placed by phone or online via the Foodhub portal.

We understand all of the equipment is owned outright and is to be included as part of the proposed sale. A full inventory is available on request.

Further information on the business and copy accounts will be made available to genuinely interested parties, following a viewing.

Services

We understand the property is connected to mains supplies of water, gas, electricity, and drainage.

Rateable Value

RV - £3,800

The property therefore qualifies for 100% rates relief under the Small Business Bonus scheme.

Planning

We are verbally advised the property is registered as having a Sui Generis Class 3 (Food and Drink) consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Planning permission has previously been granted for the construction of a first floor residential dwelling (Ref: 16/P/3/0199).

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

Price & VAT

Purchase offers around **£117,000** are invited.

We are verbally advised that the property is not VAT elected.

Legal Costs

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

Energy Performance Certificate (EPC)

Energy Performance Rating: Pending
A copy of the EPC is available on request.

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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