

BUSINESS FOR SALE

FULLY FITTED FISH & CHIP SHOP

Located Within Established Retail Parade

Premium: POA

Rental: £12,750 per annum

WHAT 3 WORDS

DOLPHIN, UNIT 6, KINCORTH SHOPPING CENTRE, PROVOST WATT DRIVE, ABERDEEN, AB12 5BT

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SHEPHERD
COMMERCIAL

Location

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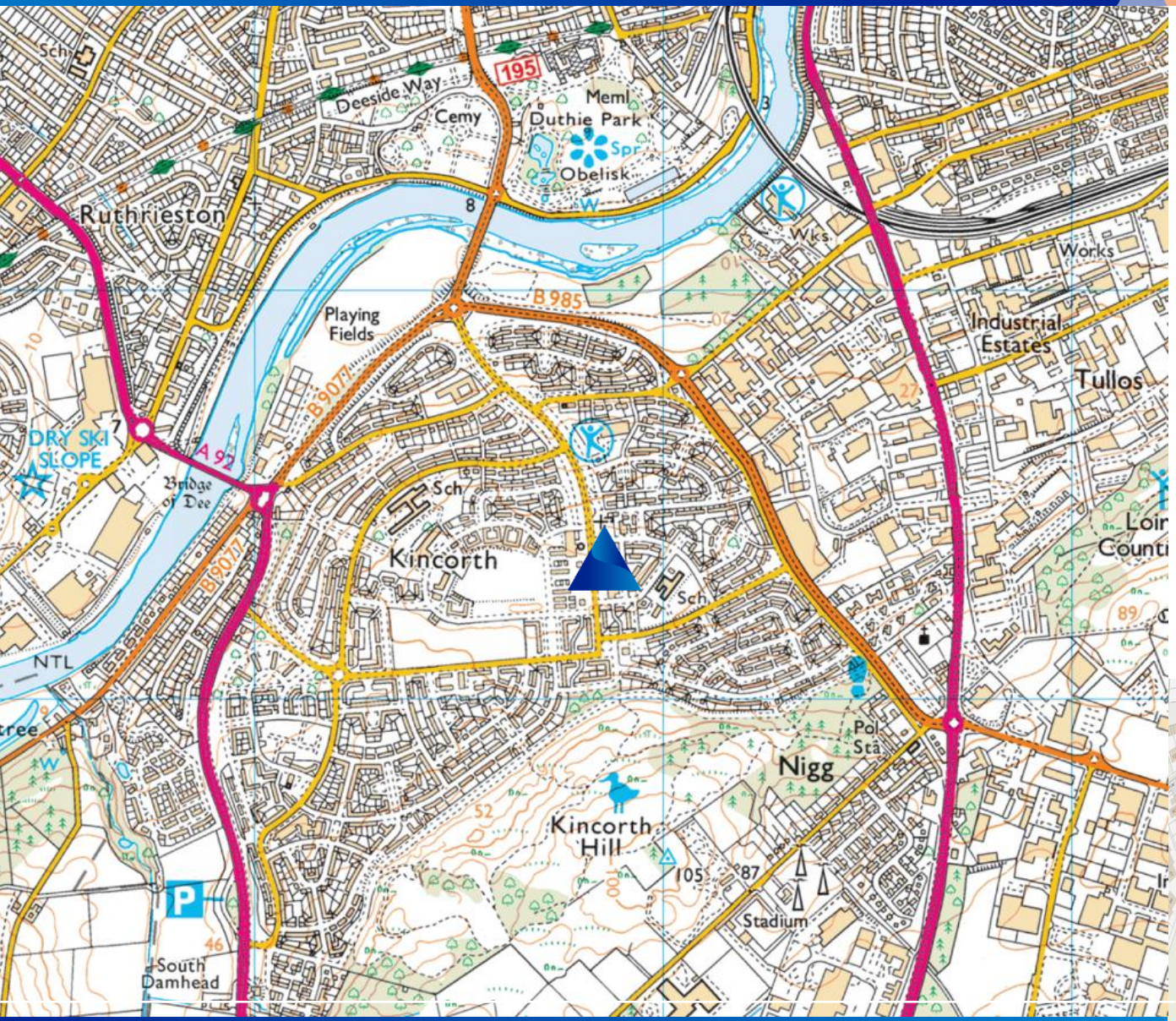
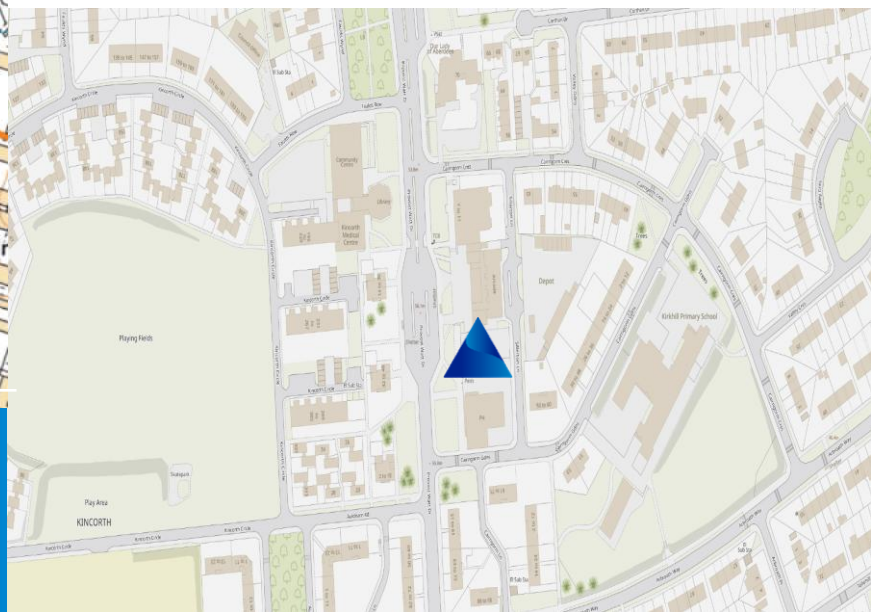
PROVOST WATT DRIVE, ABERDEEN, AB12 5BT



The subjects are located on Provost Watt Drive within the Kincorth area of the City. Kincorth is a popular residential location to the southwest of Aberdeen city centre and benefits from easy access to the main road network due to its proximity to Great Southern Road.

The subjects are located within an established shopping arcade which serves the locale. Other occupiers include the Spar, The Chef Takeaway, The Abbot Bar and Sharron's Hair Studio.



Established Fish and Chip Shop Business To Let

FIND ON GOOGLE MAPS

Description





The subjects comprise a ground floor retail unit contained within the Kincorth Shopping Arcade. The unit benefits from frontage to the main road and is situated on the corner of the development with a large car park opposite.

The unit is of single storey design with a large display window with signage above. There is a customer entrance from the main frontage with an additional door to the side of the premises.

Internally, the accommodation provides a serving area to the front with storage, preparation, and staff facilities to the rear.

The unit is fully fitted for use as a fish and chip shop and will be offered with items to include:

- 3 pan frying range
- Stainless steel double fridge
- Two stainless steel counters
- Two pan bain marie
- Potato rumbler
- Potato peeler
- Stainless steel fish fridge
- Double stainless steel freezer

A full inventory can be provided upon request.

The Detail

Accommodation

	m^2	ft^2
Total	**75.95**	**818**

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).

Lease Terms & Rental

The premises are available on the basis of an assignation of a Full Repairing an Insuring lease expiring 28th November 2039 at a passing rent of £12,750.

Premium

Offers are invited for our client's business including all fixtures & fittings along with their leasehold interest in the premises.

A full list of inventory can be provided to seriously interested parties upon request.

Trading Information

Trading information on the business can be made available to genuinely interested parties.

Rateable Value

The property is currently entered into the valuation roll at a rateable value of £7,000.

100% rates relief will be available to qualifying occupiers.

Energy Performance Certificate

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

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.

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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Mark McQueen
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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 FEBRUARY 2026.

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