

BUSINESS FOR SALE

NEWLY REFURBISHED HOT FOOD TAKEAWAY

Long established & profitable
Fish & Chip Shop business

Visible trading position adjacent
to high volume trunk roads

Genuine opportunity for growth
through business management

Freehold sale, including
large private patio

Qualifies for 100% rates relief

Price on Application



VIDEO TOUR



WHAT 3 WORDS



‘LOCHSIDE FISH & CHIPS’
34 LOCHSIDE ROAD, DUMFRIES, DG2 0LW

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Location

34 LOCHSIDE ROAD, DUMFRIES, DG2 0LW



The property occupies a visible trading position within a large catchment area and lies adjacent to both the A76 & A75 trunk roads.

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 A75 provides an important road link between the A74(M) / M6 motorways at Gretna and the Northern Irish ferry ports at Cairnryan.

The property is set on the northern side of Lochside Road, immediately adjacent to the A76 and around 250 yards north of the A75. It is therefore well positioned to secure high levels of passing trade.

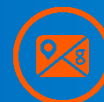
In addition, the subject's accessible location allows it to capably serve the sizeable population residing within the surrounding Lochside & Lincluden suburbs, as well as those from numerous outlying settlements.

Dumfries town centre is circa 1 mile to the south.

On and off-street parking is available in the immediate vicinity.

Surrounding commercial operators include McDonalds, RightMedicine Pharmacy, ALDI, Tesco, Greggs, Costa, Dunelm, Wickes, The Food Warehouse, Farmfoods, B&M, Home Bargains, PureGym, and Currys.

Fully Fitted Fish & Chip Shop Business



FIND ON GOOGLE MAPS



Description

34 LOCHSIDE ROAD, DUMFRIES, DG2 0LW



The subjects comprise a single-storey hot food takeaway unit with roadside frontage, access to communal loading / parking, and a large private patio.

The building forms part of a purpose-built parade of similar style units. The walls are of brick construction surmounted by a mono-pitched roof.

Refurbishment works were completed in April 2025, including a new roof and sales frontage, together with new flooring, wall panelling and ceiling linings.

In addition, the property has been fully rewired and trade equipment has also been replaced, including a new bain-marie, microwaves, illuminated menu boards, salad bar, fridges, and griddle. The frying range and extraction system have also been fully reconditioned.

The frontage is secured out-of-hours by a steel roller shutter.

Delivery access is available directly from a common yard at the rear.

The private patio, with stone flag surface, is located to the left-hand side of the unit and accessed from the pedestrian footpath.

The internal accommodation extends to a large sales area, two prep areas, kitchen, office, stores, and toilet.

The floors are tiled throughout. The walls are either clad with wipe-clean panels or have a painted finish, and the ceilings are lined and painted.

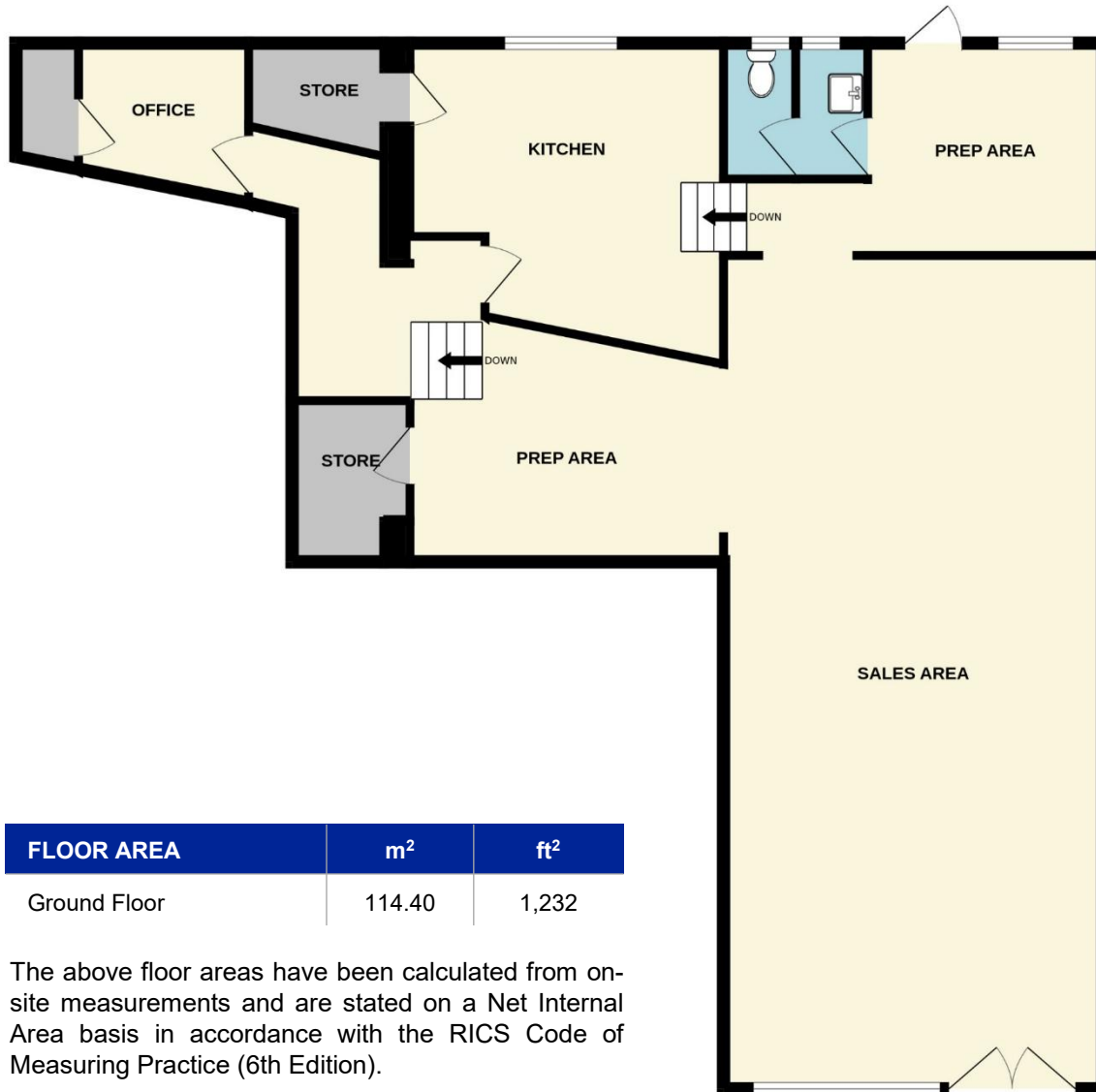




Gallery

34 LOCHSIDE ROAD, DUMFRIES, DG2 0LW

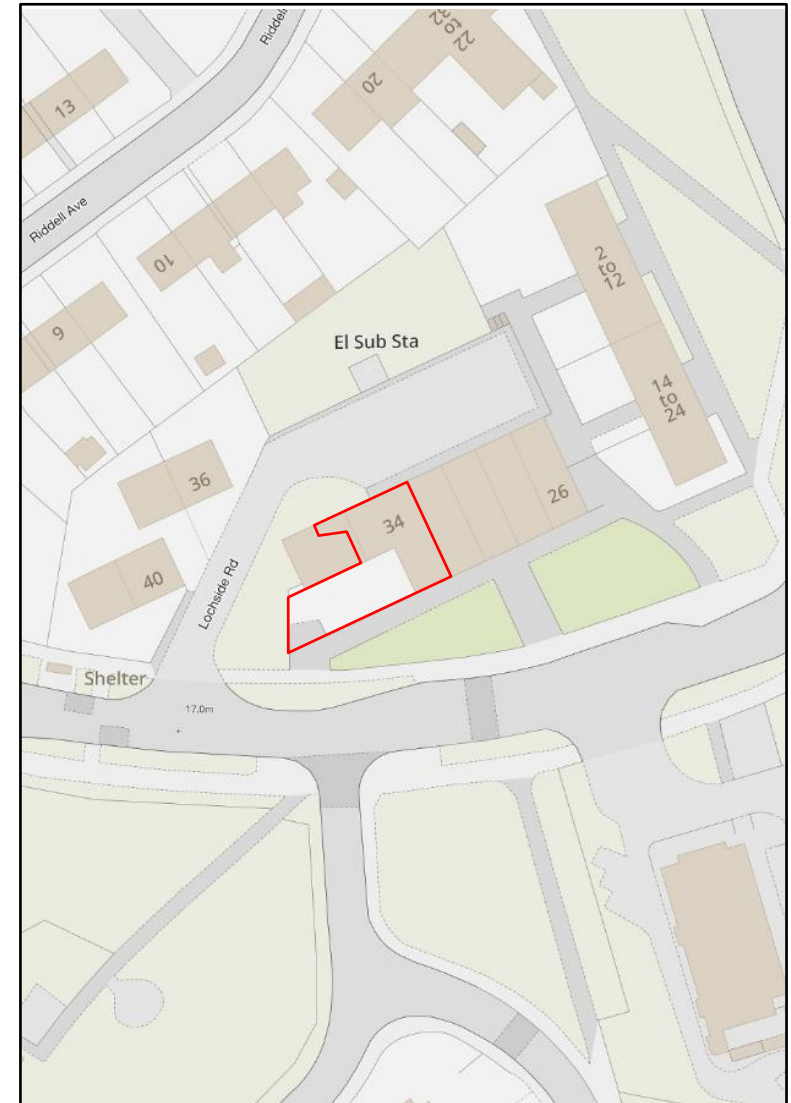




FLOOR AREA	m ²	ft ²
Ground Floor	114.40	1,232

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).

Floor Plan



Site Plan



The Business

Lochside Fish & Chips is a long established and profitable local business, having traded continuously for nearly 60 years.

The current owner acquired the business in 2015 and is reluctantly seeking a sale due to an unforeseen change in personal circumstance.

Income is generated from a loyal local customer base along with trade that is gathered from the high volume of passing traffic.

The current menu offers modern Fish & Chip Shop cuisine, together with salads, cold / hot filled rolls, and sweet treats.

The business presents a genuine opportunity to increase turnover through a return to full trading hours, reintroduction of pizzas, further diversification of the menu, and initiation of a home delivery service.

We understand all the trade 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 - £7,300.

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

Price & VAT

Price on Application

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: G
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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