

# BUSINESS FOR SALE

RESTAURANT & TAKEAWAY

WELL-ESTABLISHED BUSINESS  
ESTABLISHED 1993

PRIME LOCATION WITHIN  
ELGIN CITY CENTRE

FLOOR AREA: 3,090 FT<sup>2</sup>

EASY ACCESS TO TRUNK ROADS

ON-SITE PARKING

HERITABLE (FREEHOLD) TENURE

STRONG TURNOVER  
& PROFITABILITY

OFFERS OVER £425,000



WHAT 3 WORDS



VIRTUAL TOUR

## THE ASHVALE FISH RESTAURANT & TAKE AWAY 11-13 MOSS STREET, ELGIN, IV30 1LU

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## LOCATION

Elgin is located approximately 66 miles northwest of Aberdeen and 39 miles southeast of Inverness. As the principal town within the Moray Council area, it serves as the main administrative, commercial, and service centre for the region. Secondary settlements within Moray include Forres, Buckie, Lossiemouth, and Keith. Elgin is well connected via the A96 trunk road, which links Aberdeen and Inverness, and benefits from a railway line and regular daily bus services between the two cities.

As Moray's administrative centre, Elgin is home to the headquarters of Moray Council. The town also functions as the region's key retailing hub and plays a significant role in sectors such as education, tourism, agriculture, healthcare, food and drink, textiles, and distilling. Situated in the heart of the world-renowned Speyside whisky region and offering easy access to the Cairngorms National Park and the Malt Whisky Trail, Elgin is a popular and vibrant tourist destination.

11-13 Moss Street occupies a prominent and central position within Elgin town centre, just off the A96 and within easy walking distance of the High Street. The property benefits from high levels of local footfall and convenient proximity to a range of amenities, including shops, food outlets, and public services. Excellent public transport links and nearby parking further enhance its accessibility, making this a strategic and highly visible location for businesses looking to establish a presence in Moray's administrative and commercial heart.

## DESCRIPTION

The Ashvale is a long-standing and highly regarded fish and chip restaurant and takeaway, prominently situated in the heart of Elgin. Established in 1993, it has a strong track record of successful operation over many years, which has established itself as a key fixture in the local dining landscape, attracting a loyal customer base from Elgin and the wider region.

The business occupies a substantial two-storey and attic property, featuring generous dining facilities alongside a thriving takeaway service. The provision of on-site parking further enhances accessibility and convenience for patrons, making The Ashvale a popular destination for both casual diners and those seeking a quick, quality meal.

***Rare opportunity to acquire a well-established restaurant/takeaway in a popular location.***



FIND ON GOOGLE MAPS





### FLOOR AREA

The approximate gross internal area is as follows:-

| DESCRIPTION  | AREA (SQM)    | AREA ( SQ FT) |
|--------------|---------------|---------------|
| Ground       | 146.83        | 1,581         |
| First        | 101.87        | 1,096         |
| Attic        | 38.35         | 413           |
| <b>Total</b> | <b>287.05</b> | <b>3,090</b>  |

### SERVICES

Mains water, gas and electricity. Drainage to the public sewer.

### RATEABLE VALUE

£21,250 (amount payable £10,583 (2025/26)).

### TENURE

Heritable (equivalent of English Freehold).

### ENERGY PERFORMANCE CERTIFICATE

The EPC will be made available to interested parties on request.

### BUSINESS

Established in 1993, The Ashvale is a long-standing and successful fish restaurant and takeaway, currently offering 90 covers with scope to increase. The business operates seven days a week, with limited hours Monday to Thursday, presenting potential to boost revenue through extended trading. Accounts and an inventory of fixtures, fittings, and equipment will be provided to seriously interested parties on written request.

### SALE TERMS

The Heritable property and business, including all goodwill and equipment is offered for sale at offers over £425,000 exclusive of VAT, which will be payable at the prevailing rate.

### LEGAL COSTS

Each party will bear their own legal costs. The purchaser will be liable for LBTT, registration dues and any applicable VAT.







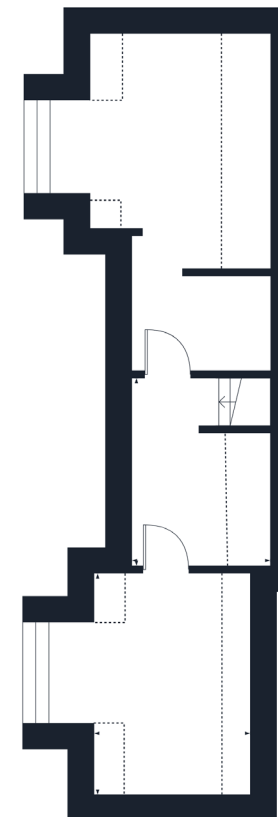




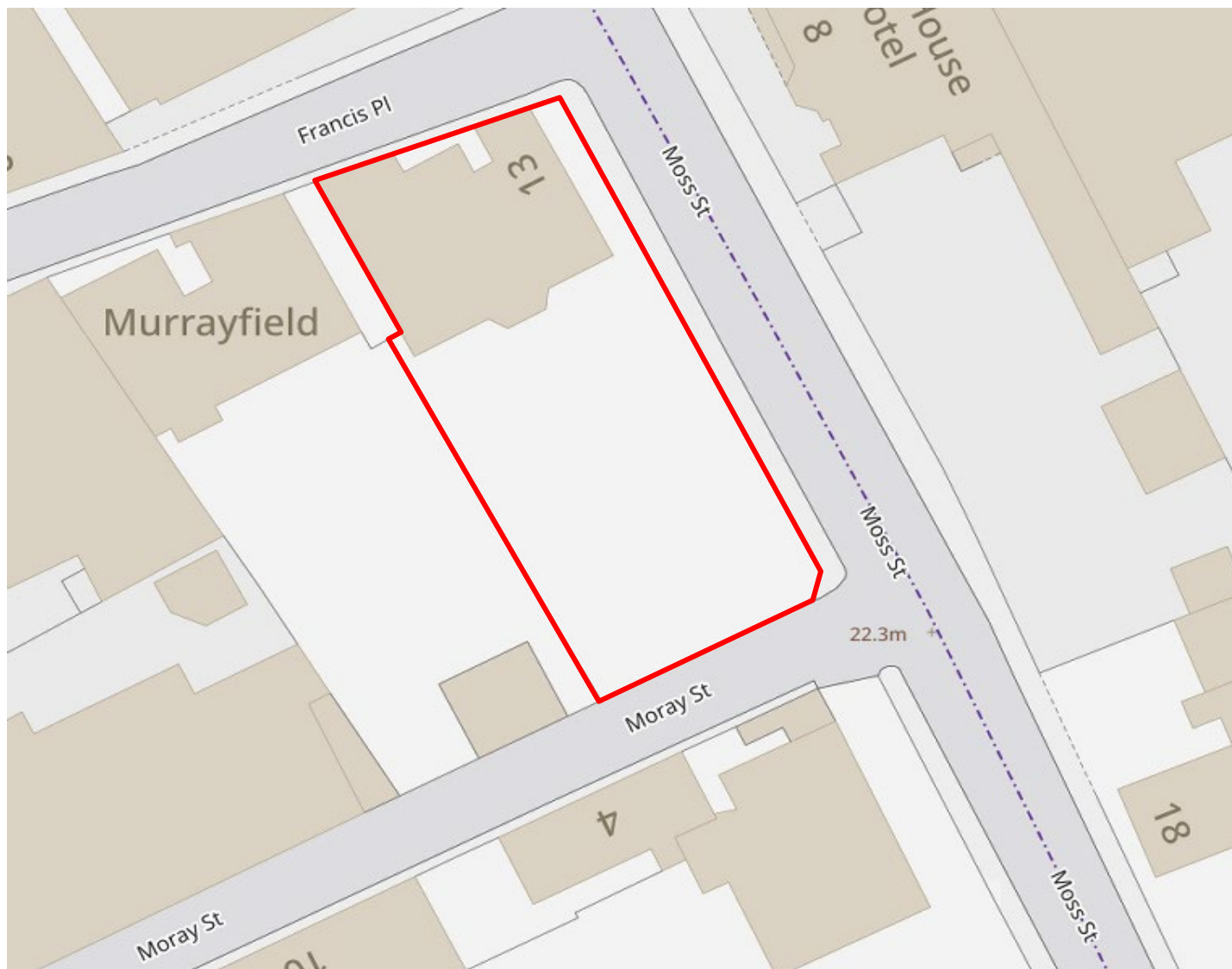
Ground Floor



First Floor



Attic



## 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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