

BUSINESS FOR SALE

RESTAURANT & TAKEAWAY



WELL-ESTABLISHED BUSINESS
ESTABLISHED 1993

PRIME LOCATION WITHIN
ELGIN CITY CENTRE

FLOOR AREA: 3,090 FT²

EASY ACCESS TO TRUNK ROADS

ON-SITE PARKING

HERITABLE (FREEHOLD) TENURE

STRONG TURNOVER
& PROFITABILITY

FIXED PRICE: £295,000



WHAT 3 WORDS



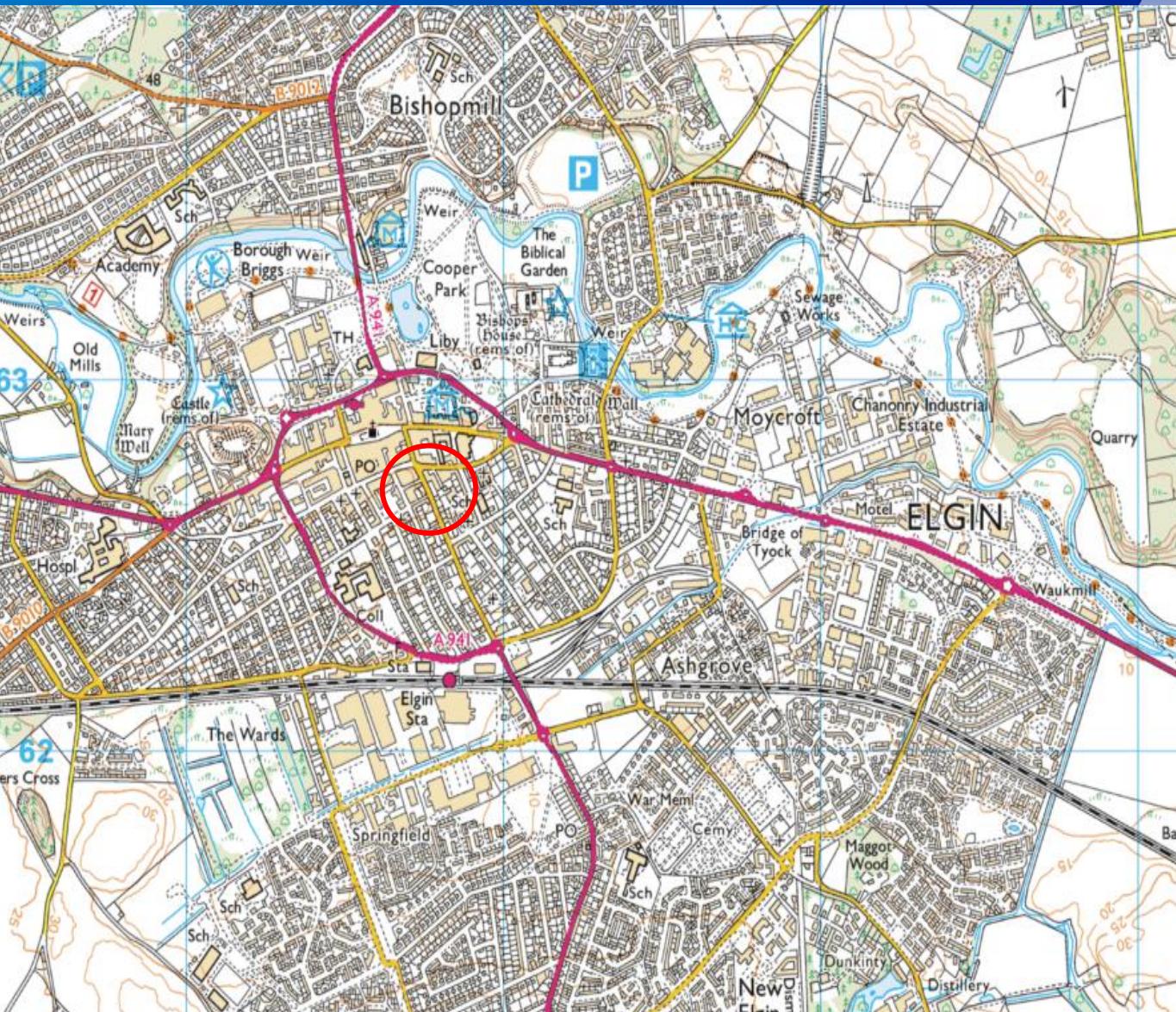
VIRTUAL TOUR

PRICE REDUCTION: FIXED PRICE £295,000

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

Contact: Linda Cameron | linda.cameron@shepherd.co.uk | 07789 004260
Stuart Main | stuart.main@shepherd.co.uk | 07920 284503
Neil Calder | n.calder@shepherd.co.uk | 07551 173667
www.shepherd.co.uk

SHEPHERD
COMMERCIAL



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



[FIND ON GOOGLE MAPS](#)

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.



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
Total	287.05	3,090

SERVICES

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

RATEABLE VALUE

£21,250 (amount payable £10,583 (2025/26)).
£21,250 (2026 Proposed R/V)

TENURE

Heritable (equivalent of English Freehold).

ENERGY PERFORMANCE CERTIFICATE

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

BUSINESS

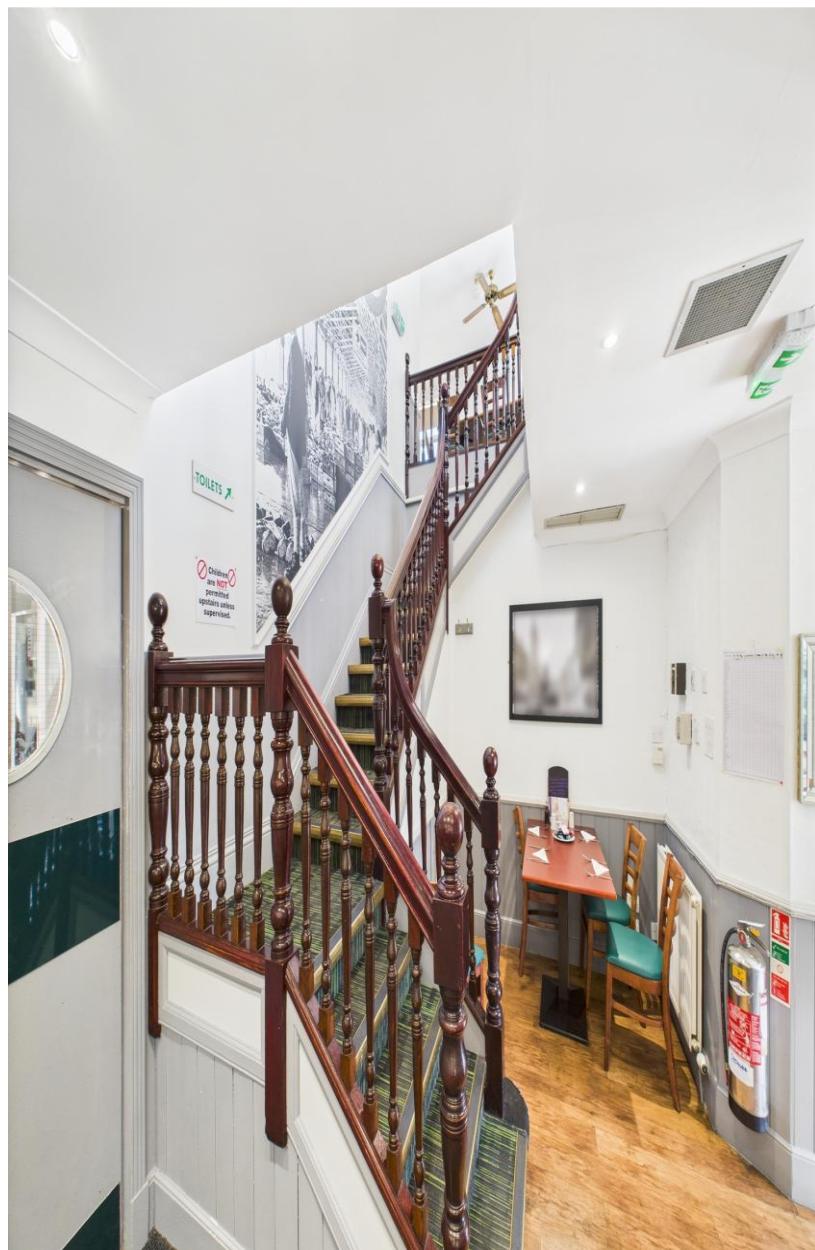
Established in 1993, The Ashvale is a long-standing and successful fish restaurant and takeaway, currently offering 90 covers with scope to increase. The business operates seven days a week, with limited hours Monday to Thursday, presenting potential to boost revenue through extended trading. Accounts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

SALE TERMS

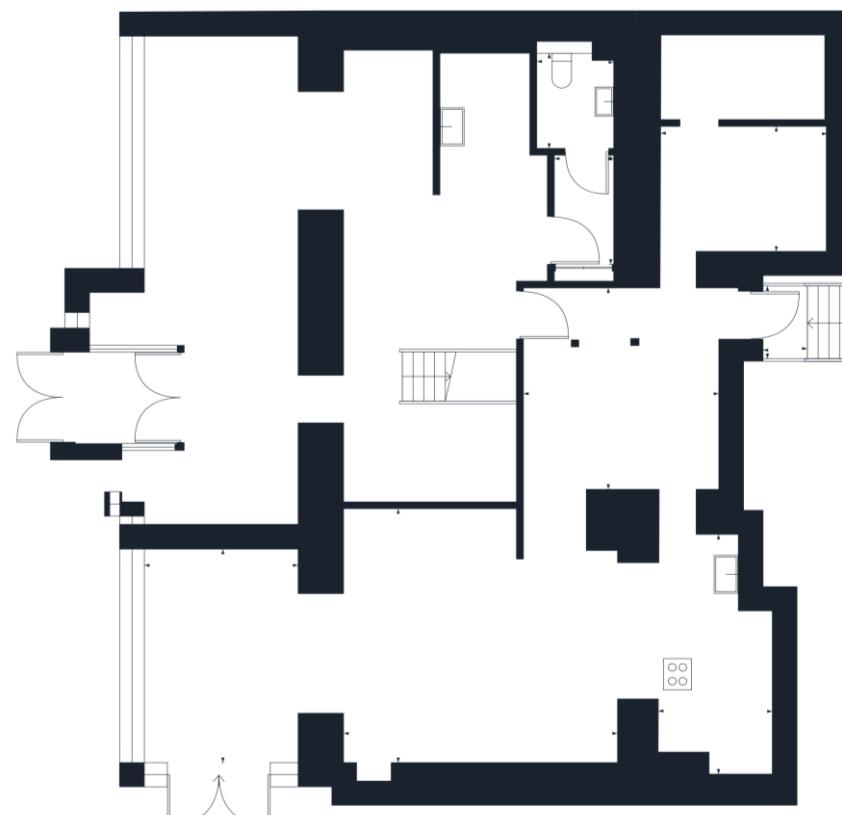
The Heritable property and business, including all goodwill and equipment is offered for sale at a fixed price of £295,000 exclusive of VAT, which will be payable at the prevailing rate.

LEGAL COSTS

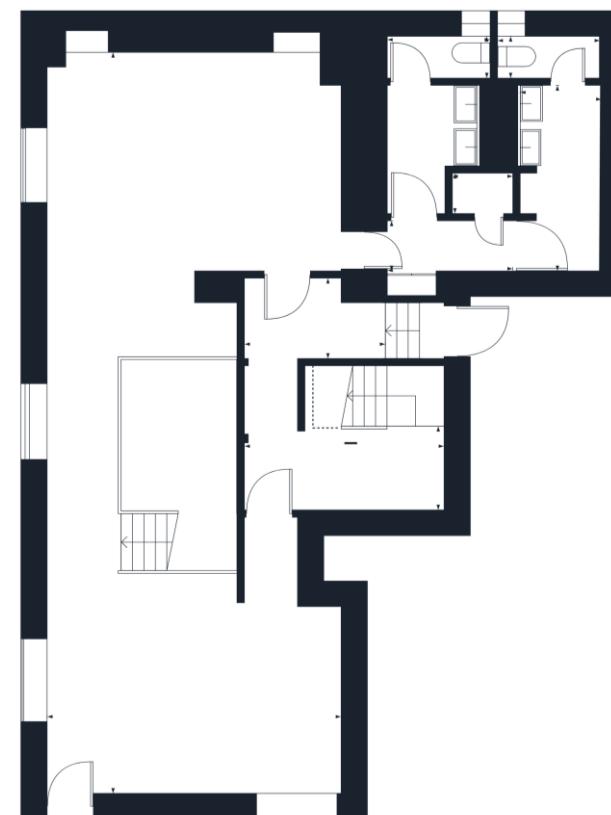
Each party will bear their own legal costs. The purchaser will be liable for LBTT, registration dues and any applicable VAT.



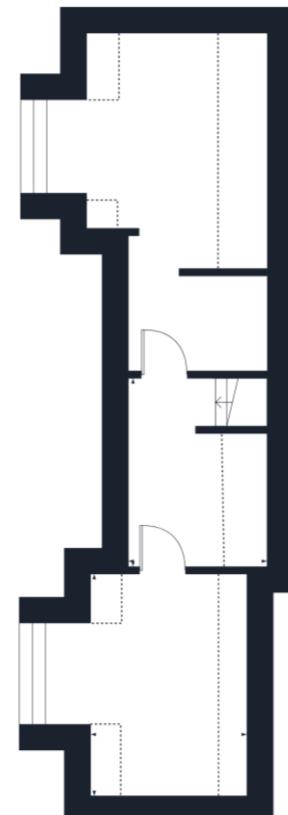




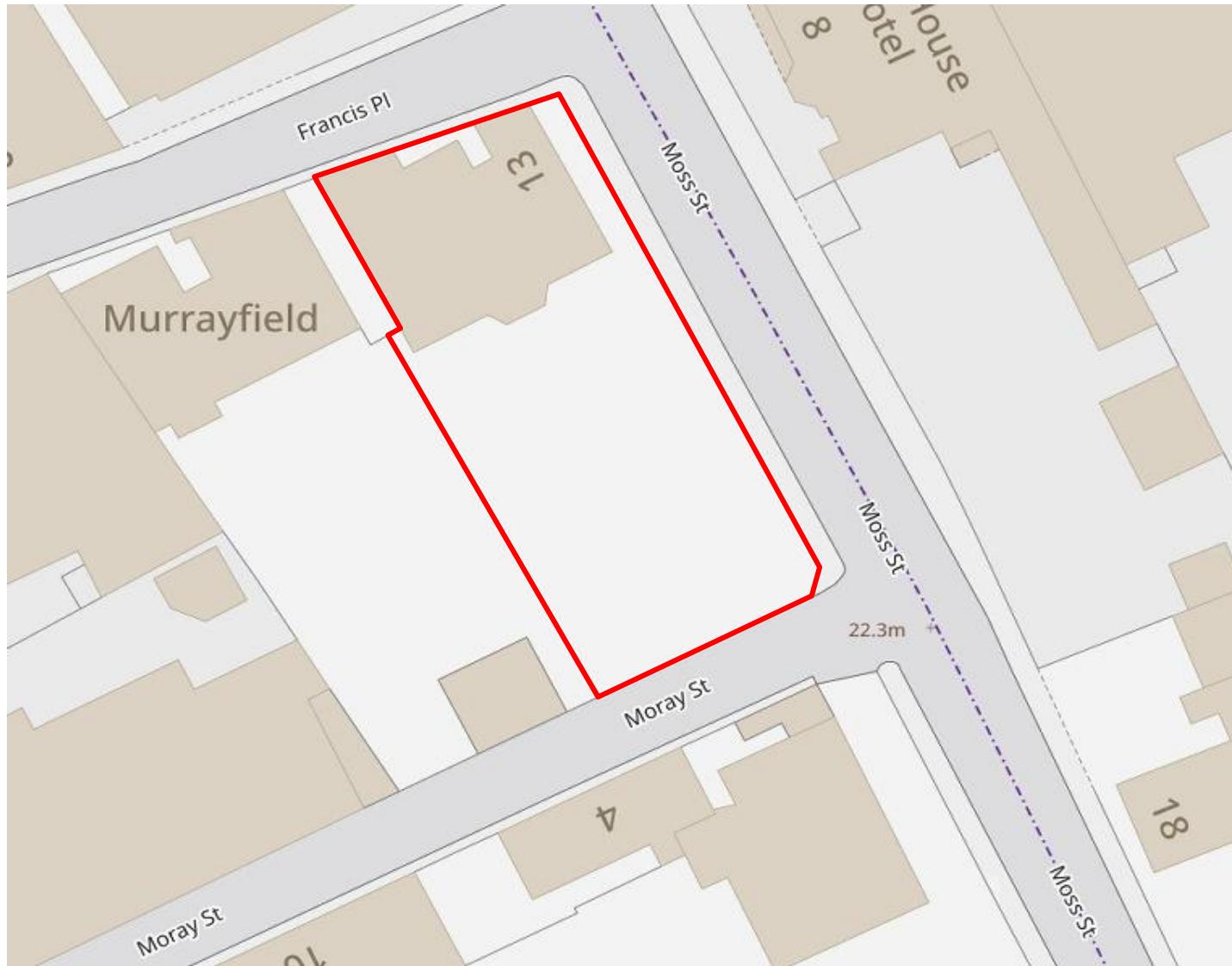
Ground Floor



First Floor



Attic



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: JANUARY 2026

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Linda Cameron

Linda.cameron@shepherd.co.uk



Stuart Main

stuart.main@shepherd.co.uk



Neil Calder

n.calder@shepherd.co.uk

Shepherd Chartered Surveyors

Mulberry House, 39/41 Harbour Road,
Inverness, IV1 1UA t: 01463 712239



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.

www.shepherd.co.uk



COMMERCIAL