

# BUSINESS FOR SALE

## FULLY FITTED FISH & CHIP SHOP

Located Within Established Retail Parade

Size – 75.95 SQM (818SQFT)

Premium: POA

Rental: £12,750 per annum



WHAT 3 WORDS

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

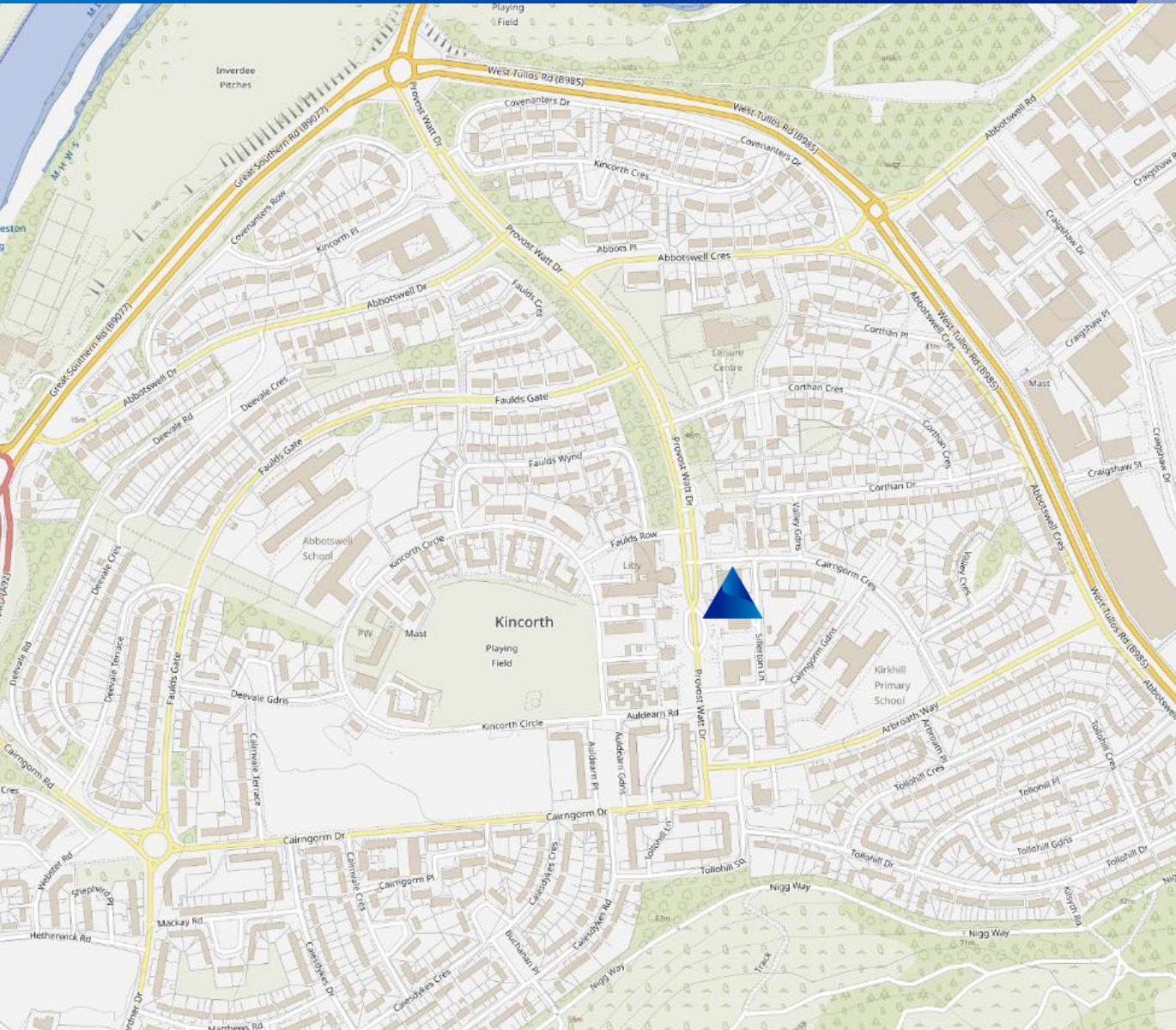
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# Location

UNIT 6, KINCORTH SHOPPING CENTRE,  
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

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



**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.





## Accommodation

|              | m <sup>2</sup> | ft <sup>2</sup> |
|--------------|----------------|-----------------|
| <b>Total</b> | <b>75.95</b>   | <b>818</b>      |

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 and Insuring lease expiring 28<sup>th</sup> 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 incoming tenant being responsible for any registration dues, LBTT, etc.

## Get in Touch

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



**James Cavanagh**

James.cavanagh@shepherd.co.uk



**Mark McQueen**

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### Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



### 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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