



FOR SALE

ESTABLISHED HOT FOOD
TAKEAWAY BUSINESS.

TRADED FOR 36 YEARS AND
AVAILABLE FOR SALE DUE TO
RETIREMENT.

PREMISES NOW CLOSED BUT
ACCOUNTING INFORMATION
AVAILABLE.

OFFERS OVER £110,000.



VIDEO TOUR

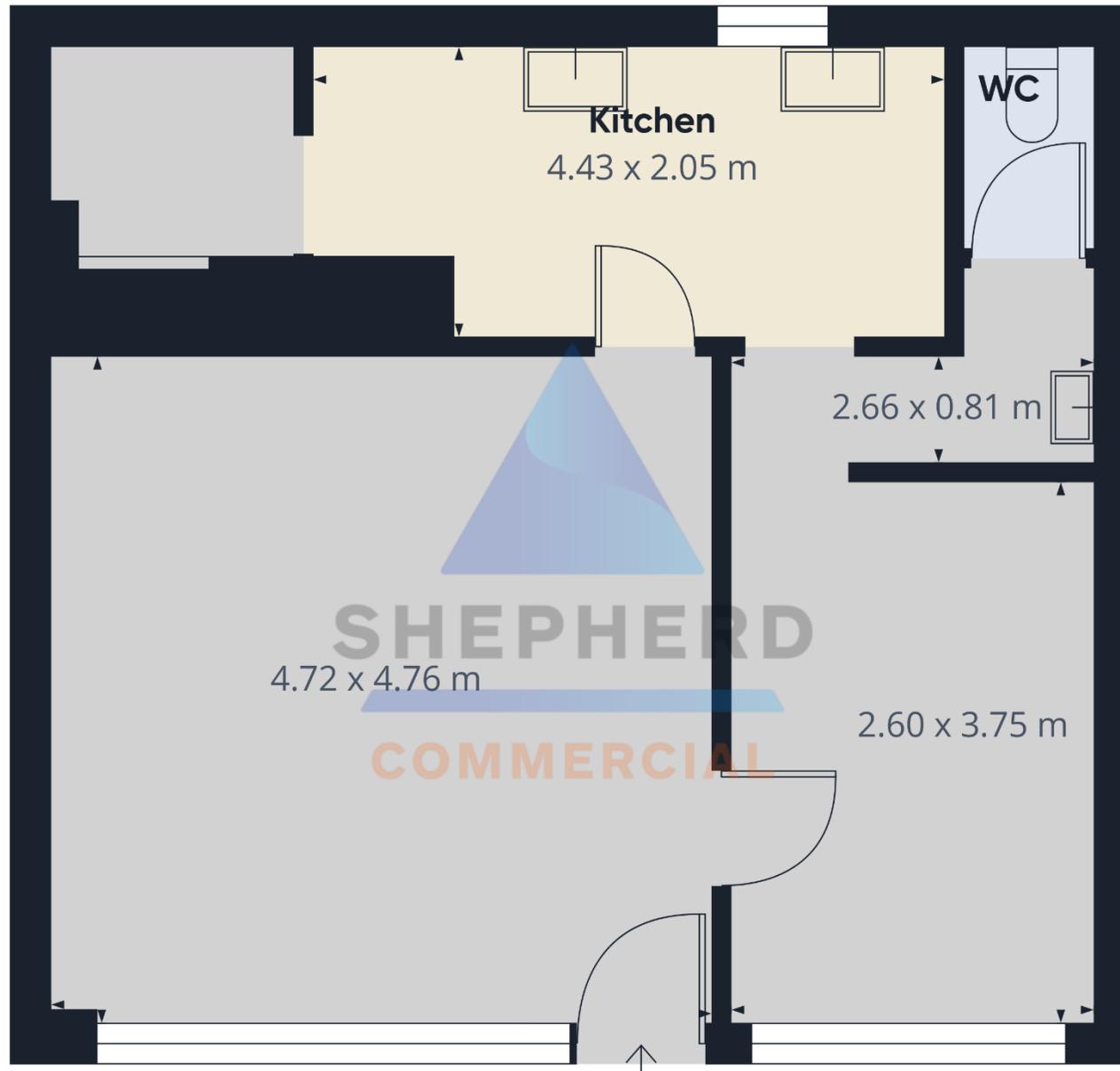


WHAT 3 WORDS

CRIEFF ROAD CHIPPIE, 24 CRIEFF ROAD, PERTH, PH1 5AF

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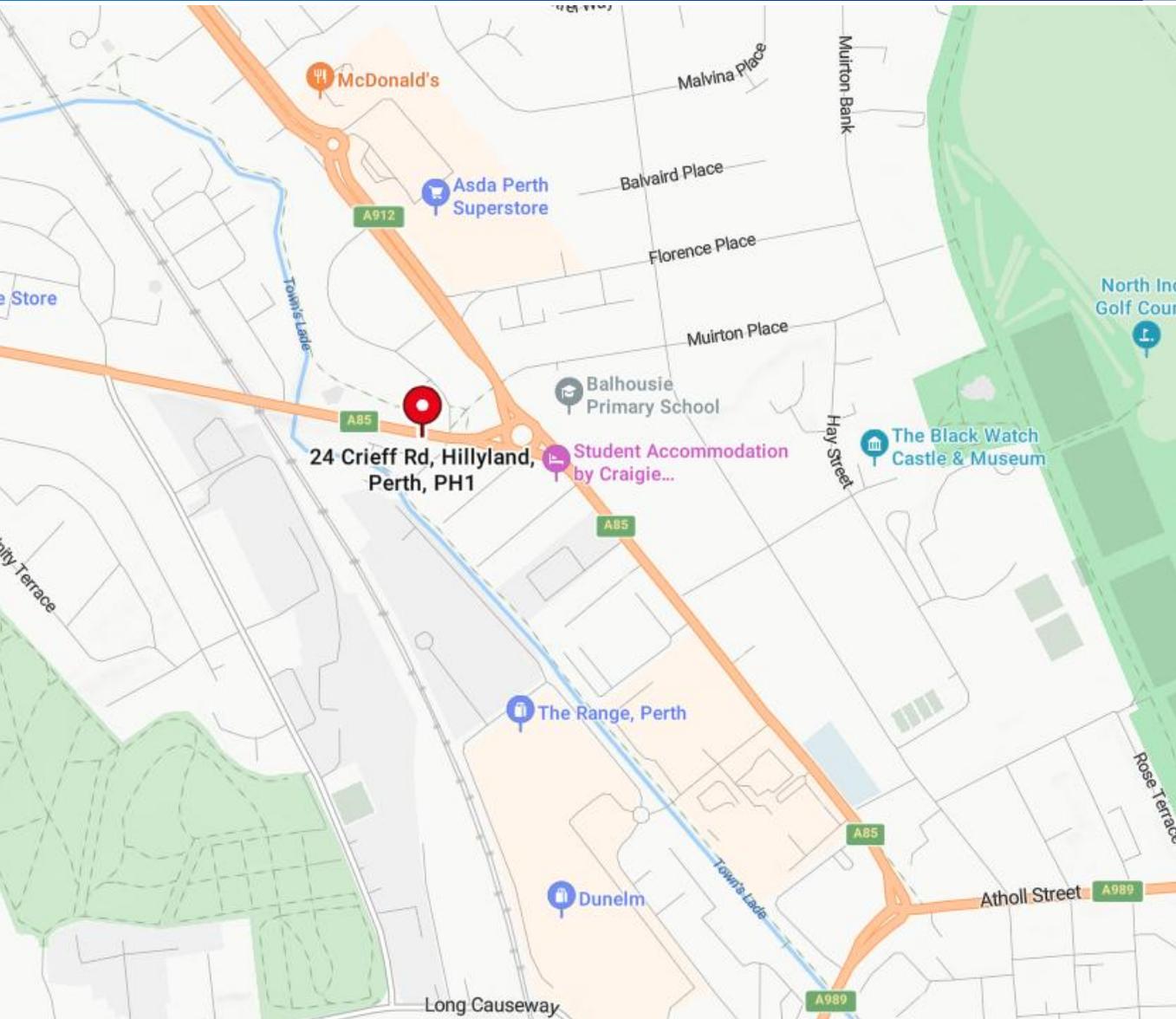






Location

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Description

Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is the principal area of Perth & Kinross District and has recently been awarded City status.

Historically known as the gateway to the Highlands, Perth enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within 90 minutes' drive time. Dundee lies approximately 35 km (22 miles) to the east with Edinburgh 69 km (43 miles) to the south and Glasgow 98 km (61 miles) to the southwest.

Perth is located at the base of the River Tay in the heart of Scotland with the A9 and A90/M90 giving easy access to Dundee, Edinburgh, Glasgow and the south beyond.

The subjects form part of a prominent retail parade on the fringe of Perth City Centre. Surrounding occupiers comprise several hot food takeaways, suntan salon and other local occupiers.



FIND ON GOOGLE MAPS



Description

CRIEFF ROAD CHIPPIE, 24 CRIEFF ROAD, PERTH, PH1 5AF



Location

The subjects comprise a mid terraced single storey hot food takeaway trading as Crieff Road, Chippie.

The property is of brick construction with pitched slate roof over.

The property is accessed via a pedestrian door to the front elevation with full length glazed frontage all protected by steel roller shutter screens.

The accommodation is fully fitted for continuation of the existing use.

	m ²	ft ²
Ground Floor	49.6	527
TOTAL	49.6	527

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).



Rateable Value

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Current Rateable Value: £5,000

Proposed 2026 Rateable Value: £5,500

The unified business rate for 2025/2026 is 49.8p

Energy Performance Certificate

Awaiting further details.

Terms

Our client is inviting offers in excess of £110,000 for their heritable interest and business.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in connection with the transaction of this property.

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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