



Popular Freehold Hot Food Takeaway

34 Duncan Crescent, Dunfermline, KY11 4BT Ref. 2796

This is a rare opportunity to acquire a popular freehold hot food takeaway which has been established for over 40 years.

In the heart of the Abbeyview area of Dunfermline this profitable fish & chip shop with its full class 3 hot food consent has excellent repeat custom and a loyal customer base.

Spacious 71m² (750sqft) premises with unrestricted on street parking.

Average weekly sales between £4,000 and £6,000.

Freehold property, equipment, fixtures & fittings for sale at offers over £149,000.

VIEWING IS HIGHLY RECOMMENDED

However it is strictly by appointment through The Business Sales Agency. No approach may be made directly to the property nor should enquiries be made of any staff at the premises.

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The Business Sales Agency, 38 Queen Street, Glasgow, G1 3DX

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Type of business:

This well established and consistently profitable takeaway has been established for over 40 years.

With full class 3 hot food consent this takeaway business is located in the heart of the densely populated Abbeyview area of Dunfermline which provides the business with an excellent repeat customer base.

This business is ideally suited to being owner managed or run fully staffed.

Financial information:

Weekly sales average £4,000 - £6,000 with excellent gross and net profit margins. Approximately £2,000 of weekly sales come from Just Eat and Dunfermline Eat.

All the equipment, fixtures and fittings are owned outright and are included in the sale price. The gas fired range has just been serviced.

Further financial information can be made available to serious interested parties after viewing.

Opening hours:

4pm - 9pm 7 days.

Staff:

The owner is semi-retired and only works in the business part-time. The takeaway is run with 3 full-time and 7 part time staff / drivers.

Premises:

The premises are a spacious unit located in a terrace of independent retail units on Duncan Crescent in the heart of the Abbeyview area of Dunfermline. The area benefits from unrestricted on street parking.

At 71m² (750sqft) the unit has a front serving area, prep and storage area behind with walk in chill, further rear prep room with rumbler, chipper and potato storage area and a staff toilet. There is a rear door for deliveries.

Tenure:

Freehold. Rateable value £8,500 so no rates are payable.

Agents Notes: These particulars are for the general guidance of interested purchasers and lessees and do not form part of any offer or contract. All descriptions and any other details are given without responsibility on the part of The Business Sales Agency or their vendor client and any intending purchasers should not rely on them as statements or representations of fact. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer by inspection or otherwise. Neither The Business Sales Agency nor their employees make or give any warranty whatsoever in relation to the business and/or property described herein.

