

ATS
Takeaway

- > BUSY AND ESTABLISHED TAKE AWAY BUSINESS FORMING PART OF A FULLY OCCUPIED COMMERCIAL PARADE.
- > 100% RATES RELIEF.
- > TRADES AS "ON A ROLL" AND HAS BEEN OPERATED BY VENDOR FOR 16 YEARS.
- > RETIREMENT SALE.
- > OFFERS IN THE REGION OF £90,000.



BUSINESS FOR SALE

347 METHILHAVEN ROAD, METHIL, FIFE KY8 3HR

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LOCATION

Methil is located on the East Coast of Scotland and lies within the area known as Levenmouth.

The town has a resident population of approximately 11,000 persons and is served with primary schools and a secondary school.

The property is located within a busy retail and commercial parade fronting Methilhill Road. Neighbouring occupiers include a pharmacy, barbers, hot food take away, Solicitors office and convenience store.

DESCRIPTION

The subjects comprise a single storey, mid-terraced retail property trading as "On A Roll" a busy food take-away business which is extremely popular within the local area.

The business has been operated by the Vendor for approximately 16 years and is being made available for sale due to retirement.

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

Internally the accommodation comprises a front shop and serving area with rear preparation area/kitchen and WC.

In addition, there is an area of enclosed ground to the rear.

RATEABLE VALUE

£3,000.

The property therefore qualifies for 100% rates relief.

BUSINESS

Accounts will be made available to all genuinely interested parties.

EPC

EPC Rating of G. Available upon request.

VAT

Prices are quoted exclusive of VAT.

TERMS

Our client is seeking offers in the region of £90,000 for the property and business.

ACCOMMODATION

We calculate the subjects extend to a Net Internal Area – 49.13 sq ft (529 sq ft), comprising front shop and serving area, preparation area and store/wc.

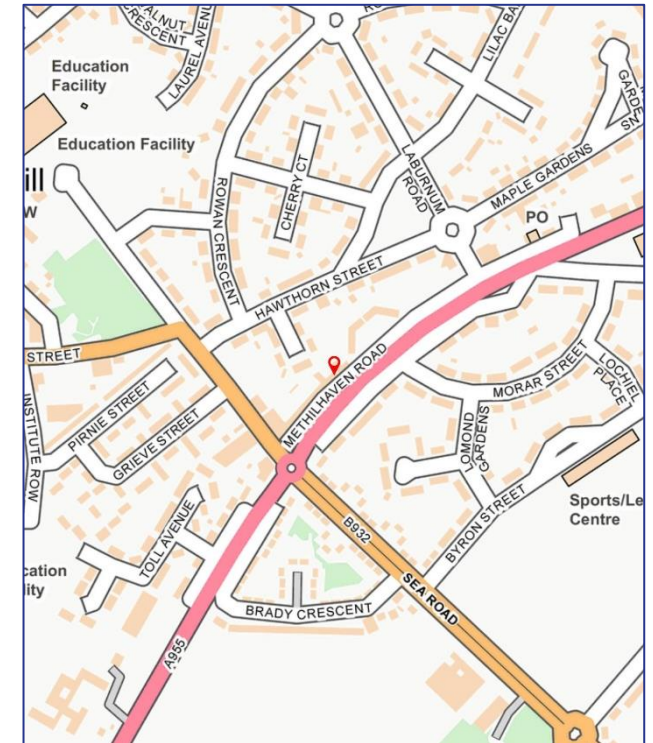


LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

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 and 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.



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

Shepherd Chartered Surveyors 13 Albert Square, Dundee DD1 1XA
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www.shepherd.co.uk

