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SEAFIELD SEAFOODS



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An excellent opportunity has arisen to acquire an immaculate and exceptionally well-presented Seafood Business in the heart of Cullen, situated on the bustling A98 road. Seafield Seafoods has been operating for several years, specializing in the sale of fresh, locally caught seafood and freshly made seafood dishes, all prepared and cooked on-site.

- Established seafood business
- Potential business expansion
- Great location for passing trade
- Offers Over £250,000
- Excellent reputation
- Well-equipped commercial kitchen
- Complete refurbishment



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26 Seafield Street | Cullen | Buckie |  
Moray | AB56 4SH

£250,000 Freehold

### Situation

Seafield Seafoods is located in the center of Cullen, a short distance from the square and numerous amenities, including excellent award-winning restaurants, shops, and a links golf course. The small traditional town enjoys extensive tourist trade and a vibrant hospitality sector. Cullen is ideally situated approximately midway on the A98 between Inverness and Aberdeen, 20 miles (32 km) east of Elgin. It is a popular seaside holiday destination, known for its long sandy beach, golf course, and walking trails. With various holiday lets, accommodations, local services, cafes, and attractive small shops, both tourists and locals are well-served.

### The Business

Seafield Seafoods in Cullen, Scotland, is a renowned establishment that prides itself on offering an extensive selection of fresh fish, shellfish, and ready-to-eat dishes and skewers. Committed to quality, Seafield Seafoods also boasts a diverse range of deli products. Situated in picturesque Cullen, this establishment is renowned for its dedication to providing exceptional seafood products. The business has garnered positive reviews for its offerings and stands out as a reputable seafood provider in the region, making it an attractive opportunity for potential purchasers looking to invest in a thriving seafood business in the North East of Scotland. The business is run by the owners with the assistance of 6 members of staff. It features an exceptionally well-equipped commercial kitchen with walk-in fridges and freezers, suitable for expansion, including possibilities such as wholesale seafood production or on-site dining.

### Property

Entrance to the shop is from Seafield Street, where the front door opens into the main retail area. This bright and welcoming space is equipped with a number of freestanding chillers and display cabinets. At the rear is the main seafood display cabinet and service area. Steps lead up to the rear of the property, where there is an office overlooking the shop. At the rear of the shop, there is access to the main service areas with ample room for storage, a large walk-in chiller, and freezer. The property features an exceptionally well-equipped commercial kitchen used for the preparation and production of the cooked food sold on-site, along with a food prep area. Additionally, a roller door allows easy access for deliveries. The property has been completely refurbished and upgraded to the highest standards.

### External

The front opens onto the pavement on Seafield Street. There is a shared drive at the side of the property, allowing vehicles access to the rear of the property for deliveries.



### CCL Property

62 High Street, Elgin, Moray, IV30 1BU

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.