



231 High Street | Elgin | Moray | IV30 1DJ

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231 High Street, Elgin, Moray, IV30 1DJ

- Long Established Business
- Excellent Trading Location
- 3 Bed Maisonette
- Great Reputation
- Well Equipped
- 40 Cover Restaurant Area
- Opportunity to Increase Opening Hours
- Freehold
- Adjacent Rental Portfolio Available by Negotiation

Summary

Located on the High Street in the bustling town of Elgin is the Northern Fish Restaurant, a long established and very popular fish and chip shop that has been in the current owner's family for almost sixty years. This is a substantial property that has the benefit of excellent owners' accommodation in the form of a 3 bedroom and 3 reception room maisonette.

Situation

The Northern Fish Restaurant is situated in a prime trading location on the High Street in the city centre of Elgin. Located on the main high street and close to all local amenities on offer such as doctors, dentists, sporting facilities, post office and schools, with many in close proximity if the property. Elgin itself is a lively and charming town housing around 24,000 people. Within the centre it has a variety of shops on offer to suit all needs. For those seeking further education, Elgin is also home to Moray Collage UHI which provides a range of courses for around 10,000 pupils. Elgin has a high level of tourists all year round looking to experience the local distilleries, castles, and world class golf courses. Connecting with bigger cities is made easier with transport links; the bus station and train station enabling easy access to Inverness and Aberdeen. The larger cities of Inverness and Aberdeen are within easy driving distance, being 38 miles and 64 miles respectively, both of which have airports and regular daily scheduled flights.





The Business

The Northern Fish Restaurant has been in operation for over 90 years and run by the current proprietor for 26 years. The business is located within a large residential catchment area and is also in close proximity to a secondary school, Elgin Retail Park, and many businesses. The business is run as a traditional Fish & Chip shop and takeaway and benefits from an enviable reputation.

The opening hours are from 1130 to 2200 daily with the exception of Tuesday when the business is closed.

The business is operated by the owner and a total of 4 part time staff. The business can be run by 2 people during quiet times and 4 during peak times at the weekends.

The sale includes all equipment required to operate the business including electric range, oil filter, potato peelers, chipper, fridges, freezers, steam / water boiler and microwaves.

This is a very steady and profitable business. Full trading information will be provided only after formal viewings have taken place.

Property

Entrance is from the main street via glazed door and into the takeaway area. Along the side of the building is the cooking and serving area. At the rear of the property is the restaurant which is furnished with a number of fixed booths that can cater for a total of 40 covers. There is a popular retro Juke Box (not included in sale). At the back of the property is a large storeroom and preparation area that includes the potato peeler and chipper, fridges, and freezers. A side door leads to a private enclosed alley that in turn provides access to the maisonette above the shop.

A stairs which provides access to the porch and in turn main hall. At the front of the property is a reception room, currently used as a games room would lend itself to a dining room. An adjacent room has been converted to a laundry room. On the first floor there is a spacious lounge and well-equipped kitchen diner.

On the upper floor there are 3 good sized double bedrooms. Two overlook the main high street and the main bedroom has a rear aspect. There is a modern bathroom and substantial store room.

The property has mains gas, electricity, water and drainage.

The property is held on the Scottish equivalent of a freehold. A leasehold sale is not on offer.

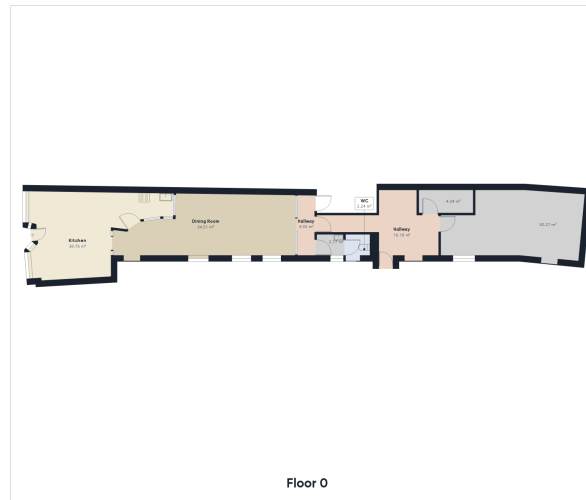
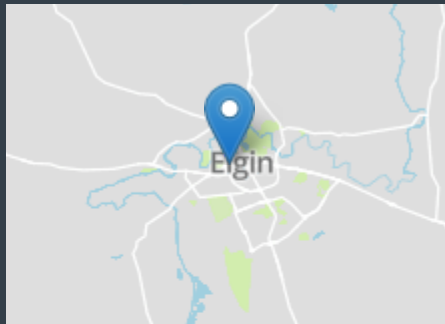
External

The Northern Fish Restaurant occupies a prominent position at the western edge of Elgin High Street. There is access via a private alley to the rear of the restaurant and in turn the flat. Entrance to the rear is via a locked gate from the high street.







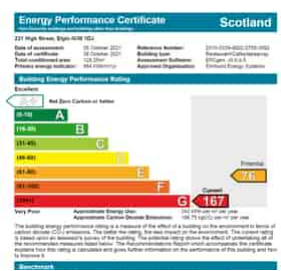


Approximate total area⁽¹⁾
272.92 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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All appointments to view this or any of our other properties must be made through the vendors sole agents:

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62 High Street, Elgin, Moray, IV30 1BU
T: 01343 610520

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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 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. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.