



FOR SALE

FANTASTIC BUSINESS OPPORTUNITY - BUSY LICENSED RESTAURANT AND FISH & CHIP SHOP

George Street Fish Restaurant, George Street Fish & Chip Shop,
13 – 15 George Street, Oban, PA34 5RU

32 cover restaurant with adjacent takeaway

Fully refurbished in 2013 & immaculately presented

Busy trading position next to waterfront & ferry terminal

Excellent turnover & profits

Guide price £550,000

LOCATION

The property occupies a prominent position on the West side of George Street, towards its Southern end within the heart of the popular Argyllshire town of Oban, known as the “Gateway to the Isles”.

Oban is located within easy reach of Glasgow and Edinburgh, which are approx. 2 – 3 hours drive away and, as such, the town attracts a significant volume of tourists.

The nearby ferry terminal is a significant benefit to the town, Oban being the start point for the bulk of the crossings to the Hebridean Islands, and the terminal lies just behind the property.

Located adjacent to the property is the Perle Hotel, formerly the Caledonian Hotel, one of Oban’s largest hotels which re-opened earlier this year having been refurbished and rebranded by new owners. West Coast Motors is also next door which provides tours throughout the area and islands.

The location of the property and town are shown on the appended plans.

DESCRIPTION

Comprising two units which are now interconnected to provide a restaurant and fish and chip shop, the property was completely refitted in 2013 when our client acquired the second unit to open the restaurant to operate alongside the chip shop.

Fitted and equipped to a top quality standard, the premises are immaculately presented throughout.

The restaurant has a fully glazed frontage with side entrance door providing excellent natural lighting to both the ground and mezzanine dining areas.

The ground floor provides 12 covers together with a bar servery and adapted toilet. The mezzanine level has a further 20 covers. The designer décor is coastal themed inkeeping with the nature of the business.

The chip shop also has a fully glazed frontage with a side entrance door leading into the service area which is fitted with a Kiremko frying unit, with glazed display areas above.

A kitchen area is situated to the rear which is predominately utilised for the restaurant, proving a cooker, oven and grill. There is a preparation and dishwashing area. There is a former WC which has been shelved and is currently utilised for storage.

There is a mezzanine level within the takeaway which is accessed from the kitchen area via a Ramsay ladder. It provides a storage area and office.

There is outdoor bench seating for customers a few steps from the shop on a paved area between the junctions with George Street and Queens Park Place, and overlooking the harbour.



ACCOMMODATION

We would summarise the accommodation as undernoted:-

Restaurant

Ground Floor	25 sq m (269 sq ft)
Mezzanine	20 sq m (215 sq ft)

Fish & Chip Shop

Ground Floor	25 sq m (269 sq ft)
Mezzanine	24 sq m (258 sq ft)

External

Seating area for customers on nearby benches.

The above areas are approximate and provided for information purposes only.

THE BUSINESS

George Street Fish & Chip Shop was established in 2004 and the restaurant opened in 2013. The business has an excellent reputation and attracts a high level of repeat custom.

The licensed restaurant offers customers a quality dining experience. The traditional fish tea is popular although the menu and specials board offer a selection of locally supplied seafood such as halibut, scallops and langoustines. There are several meat and vegetarian options on the menu as well as a selection of deserts, all of which are reasonably priced.

Our clients operate the business hands on with a pool of staff. The takeaway is open all year round, trading seven days from 11 am – 11 pm March – October and until 10 pm in the winter months. The restaurant is open from 12 noon until 9 pm although it is closed through choice in January.

Income is derived from a good mix of restaurant and takeaway sales. Takeaway sales generally account for a slightly higher proportion of takings although in winter months, the majority of income is generated from this source. All takeaway income is from shop sales only and no deliveries are undertaken.

Financial documentation will be provided to interested parties after viewing. Sales for the year ended 31 March 2017 were £485,719, net of VAT, with excellent/improving profit margins achieved.

The business offers a “walk in” opportunity for a new operator to take over an established and extremely busy business, with no investment required.

Further information in relation to the business can be obtained from our clients informative website www.georgestreetfishrestaurant.co.uk although please note no contact should be made directly with the business.

TRADE INVENTORY

The asking price includes the trade inventory which, we are advised, is owned outright and is not subject to any lease purchase, hire contract or similar finance arrangement.

RATES

Reference to the Assessor's website has shown that the subjects are entered in the current Valuation Roll at Rateable Value £17,000.



Ground floor restaurant



Mezzanine restaurant



Takeaway counter



Cooking area

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the Energy Performance Certificate is available upon request.

PRICE

The guide price is £550,000 for the property, goodwill, fixtures and fittings, with stock available over and above at valuation.

Our client has a van utilised by the business which is available by separate negotiation if required.

ENTRY

Early entry can be afforded on conclusion of Legalities.

OFFERS

All offers should be submitted in Scottish legal terms to DM Hall.

FINANCE/BUSINESS MORTGAGES

DM Hall are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and would be happy to effect the necessary introductions if required.

VIEWING

Viewing is strictly by appointment and arrangements can be made by contacting Ben Mitchell at this office on 0131 624 6130 or by e-mail at business.sales@dmhall.co.uk

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