

PROPERTY SCHEDULE



HARBOUR FISH & CHIP SHOP ESPLANADE, LERWICK

Thriving business for sale as a going concern on prime site in the heart of Lerwick's busy Esplanade. Established 8 years ago the firm has grown and has extended opening hours and an extensive menu. The premises were extensively renovated, have been well maintained, and all the equipment is owned. An electrically operated awning shelters customers dining in the open air of the popular Harrison Square. Ideally placed to attract visitors from frequent cruise ships during the summer, and sailors from the multitude of international yachts in the harbour.

PRICE

Upon Application

VIEWING

By appointment

HARBOUR FISH & CHIP SHOP

Esplanade, Lerwick

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MAIN SHOP - (3.85m x 6.08m) attractively wet wall lined including a customer area and windows facing east and south. The equipment includes the large counter / display with 3 gas fryers, wet Bain Marie, gas kebab and pizza ovens and fridge. This includes the Customer Standing Area (1.58m x 2.5m) which has a fire door leading through to the staff area across a separate entrance to the Staff / Food Preparation Area.

STAFF / FOOD PREPARATION AREA - open plan area (2.10m x 3.85m) has a south facing window, freezer, sinks, work tops and a recess containing the peeler and chipper, the flue for the gas fryers, a small separate hand washing area leading through to the main cooking and serving area.

A separate entrance door opens to a vestibule with doors on either side leading on the right to the customer area in the main shop, and on the left to the Staff/ food preparation area. The **Stairway** ahead contains the 2 zone fire alarm and leads up to the **First Floor**. At the stair head is a small **Landing area** (1.5m x 1.6m at its widest point) with a wooden cupboard and water tank above, and a small **Toilet 1** (1.58m x 0.93m) with wc, wash hand basin and water heater.

A door leads into the **former flat**, presently used for storage but could be used as a separate residential dwelling.

LIVINGROOM AREA (3.5m x 2.4m) with storage heater and south facing window. **Storage recess** (1.3m x 1.5m). Doorway leading to **TOILET 2** (1.3m x 1.85m approx.) with south facing window. w.c., whb and water heater. **KITCHEN/ DINER AREA** (2.9m x 2.2m) with worktop and sink unit. **SITTING ROOM / STORE** (3.8m x 2.44m) with south facing window over Harrison Square and east facing window with views over Victoria Pier, the harbour and the island of Bressay beyond.

General information

Several functions are convened annually by Living Lerwick in Harrison Square which is an ideal meeting point, with Bus stop and public toilets nearby.

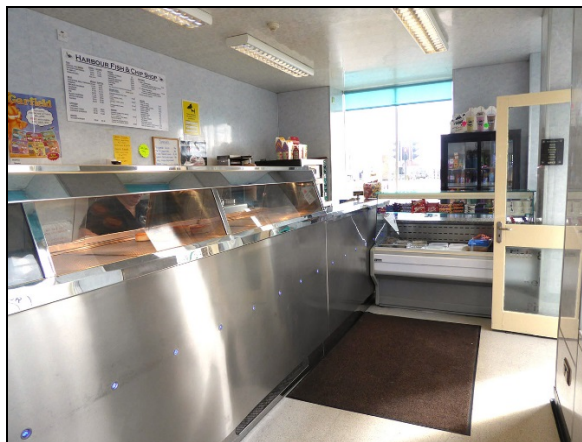
There are presently 8 part-time staff and purchasers have an option to take them on with written contracts under the TUPE regulations. Stock can be purchased at a mutually agreed valuation and 24 hours CCTV camera recording is also available for safety and security.

Interested parties are requested to make an appointment to view outwith opening hours, and note an interest with the agents. Formal requests for business Accounts must be made by the prospective purchasers' Accountants direct to A9 Partnership Ltd.

Asking price including the whole premises, equipment and goodwill – offers invited in the region of £250,000.

All measurements provided above are approximate.

HARBOUR FISH & CHIP SHOP, ESPLANADE, LERWICK



Customer Service Area



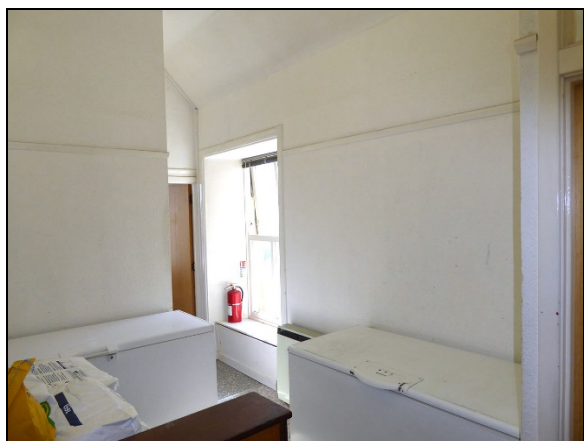
Main Shop Service/Cooking Area



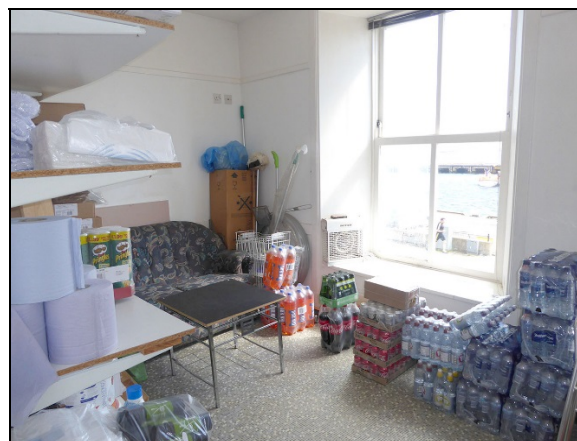
Staff/Prep Area



Landing and Door to Toilet 1



Living Room/Store



Sitting Room