

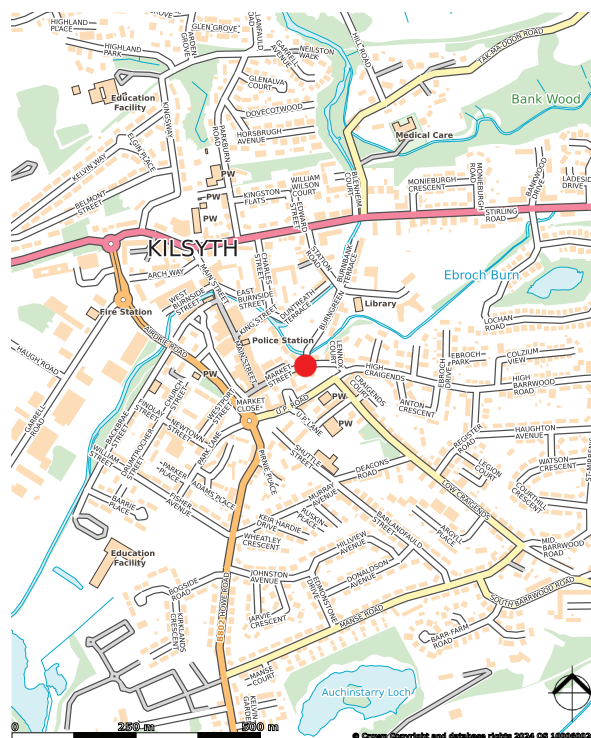
# FOR SALE/TO LET

## HOT FOOD TAKEAWY BUSINESS AND PREMISES



### 42 Market Street, Kilsyth, G65 0BA

- Well established local business
- Located in the heart of Kilsyth town centre
- Extending to approximately 40.74 sq.m. (438 sq.ft.)
- Fully equipped in line with current use



## LOCATION

Kilsyth is a popular commuter town with a population of approximately 10,380 and is strategically located between Glasgow, to the south and Stirling, to the north. The M80 motorway is within a short drive of Kilsyth and Croy train station is just over 2 miles from the town centre.

The subjects are located on the south side of Market Street within the town centre of Kilsyth.

## DESCRIPTION

The premises comprise a ground floor unit currently fitted out within its current use as a fish and chip shop, there is a counter/serving area with fryers and cooking equipment located directly behind the counter. There is a separate preparation area across the communal close and there is storage sheds to the rear of the property. The WC is shared with the neighbouring tenant.

## PRICE/RENTAL

Offers are invited for the benefit of our client's heritable interest in the subjects. Rental proposals for a new full repairing and insuring lease are invited.

Our clients are seeking offers for the Goodwill, Fixtures and Fittings. Price on Application.

## RATEABLE VALUE

According to the Scottish Assessors Association website the subjects are entered into the Valuation Roll as follows:

Rateable Value £4,700

Subject to eligibility the purchaser may be able to apply for 100% rates relief, under the small business bonus scheme.

## EPC

An EPC has been undertaken and is available on request.



## VAT

All prices, rents, premiums etc are quoted exclusive of VAT (if applicable).

## TRADE

The business is a long-established fish and chip shop, that has been run under the direct supervision of the owners. The business offers both walk-in trade and delivery services through "Just-eat" and sells the usual range of freshly prepared chip shop menu, 7 days a week. There is scope to increase the trading hours should the purchaser wish to expand the business. Accounts for the business show a rising turnover and will be provided to seriously interested parties, following a successful viewing of the business.

## VIEWING

Strictly by prior arrangement with the sole agents.

## ENTRY

Early entry is available, subject to conclusion of formal legal missives.

To arrange a viewing please contact:



**Conal Philliben**  
Property Agent  
07771 528190  
conal.philliben@g-s.co.uk



**Andrew Peel**  
Property Agent  
andrew.peel@g-s.co.uk  
07803 896976

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude.

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: June 2024