

The WATERFRONT Takeaway

Open from 5.30am seven days a week

The
WATERFRONT
Takeaway

Hot and cold filled rolls
Breakfasts, Toasties,
Paninis, Suppers
Tea and Speciality Coffees
Call ahead on 01387 259880
For home delivery find us on

FOODHUB JUST EAT



The
WATERFRONT
Takeaway

Call us on 01387 259880



HOT FOOD TAKEAWAY

- > LONG ESTABLISHED & PROFITABLE BUSINESS
- > NEWLY REFURBISHED GROUND FLOOR UNIT
- > FULLY FITTED & NEW EXTRACTION SYSTEM
- > LOCATED IN BUSY WATERFRONT AREA
- > FRONTING PUBLIC CAR PARK
- > QUALIFIES FOR 100% RATES RELIEF

FOR SALE

'THE WATERFRONT TAKEAWAY' 44 WHITESANDS, DUMFRIES, DG1 2RS

CONTACT: Fraser Carson: f.carson@shepherd.co.uk | Robert Maxwell: robert.maxwell@shepherd.co.uk | Tel: 01387 264333

LOCATION

Dumfries, with a population of around 33,000 is the largest town in Dumfries & Galloway and is therefore southwest Scotland's main shopping and administrative centre.

The town lies approximately 75 miles south of Glasgow and 34 miles northwest of Carlisle, occupying a strategic location at the intersection of the A75, A76 and A701 trunk roads.

The A709 provides the shortest link to the A74(M) motorway at Lockerbie, although the A75 and A701 offer alternative routes dependant on the direction of travel, with junctions at Gretna and Beattock respectively.

The property is situated within the waterfront area of Whitesands, which lies to the west of Dumfries High Street and includes one of the main thoroughfares for town centre traffic.

The unit fronts a free public car park and is also within close proximity to a large bus stance and taxi rank.

As a result, the business benefits from a high level of passing traffic and pedestrian footfall throughout the year, which is boosted in the summer months by visiting tourists and bus tours.

Surrounding commercial properties include other hot-food takeaways, public houses, café's, restaurants, retail units, salons, and professional offices.



DESCRIPTION

The subjects comprise a ground floor hot-food takeaway premises, forming part of a larger two storey mid-terraced building. The main walls are of stone construction surmounted by a pitched and slated roof.

The property has a painted render external finish, double-glazed uPVC casement display window and uPVC entrance door, under full width fascia signage.

The internal accommodation extends to a kitchen and customer waiting area, together with a staff toilet at the rear.

The property was fully refurbished in early 2024.

The floors are of solid concrete construction with vinyl coverings throughout. The walls and ceilings are lined with aqua board / PVC panels.

A new extraction system was also installed in 2024, including a stainless-steel hood and splash back paneling.

The unit is fully fitted with commercial grade equipment, including freestanding refrigerators & perp-counters, food display counter, electric griddles, electric countertop fryers, microwave, coffee machine, and a stainless-steel sink & drainer.

FLOOR AREA

	m ²	ft ²
Ground Floor	14.94	161

The above floor areas, which have been calculated from on-site measurements, are stated on a Net Internal Area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



SERVICES

Mains water, electricity, and drainage.

Hot water is provided by an instantaneous inline electric boiler.

THE BUSINESS

The Waterfront Takeaway is a well-established and profitable business, having traded continuously for over 40 years. The current operator acquired control of the business in 2015.

Income is generated from a loyal local customer base and general passing trade.

Home delivery and collection orders can also be placed by phone or online via the Foodhub and Just Eat portals.

All of the equipment is owned outright and is to be included as part of the proposed sale. A full inventory is available on request.

Further information on the business and copy accounts will be made available to genuinely interested parties, following a viewing.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

PRICE

Purchase offers over **£95,000** are invited.

VAT

We are verbally advised that the property is not VAT elected.

RATING ASSESSMENT

Rateable Value: £1,650

The property therefore qualifies for 100% Rates Relief under the Small Business Bonus Scheme.

PLANNING

We are verbally advised the property is registered as having a Sui Generis Class 3 (Food & Drink) consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

COSTS

Each party will be responsible for their own legal expenses however the purchaser will also be responsible for LBTT, registration dues, and VAT where applicable.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 18 Castle Street, Dumfries, DG1 1DR | **Tel:** 01387 264333

Fraser Carson: f.carson@shepherd.co.uk | **Robert Maxwell:** robert.maxwell@shepherd.co.uk

www.shepherd.co.uk

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