



BUSINESS FOR SALE

The Fountain

14 Viewfield Street, Stirling, FK8 1UA

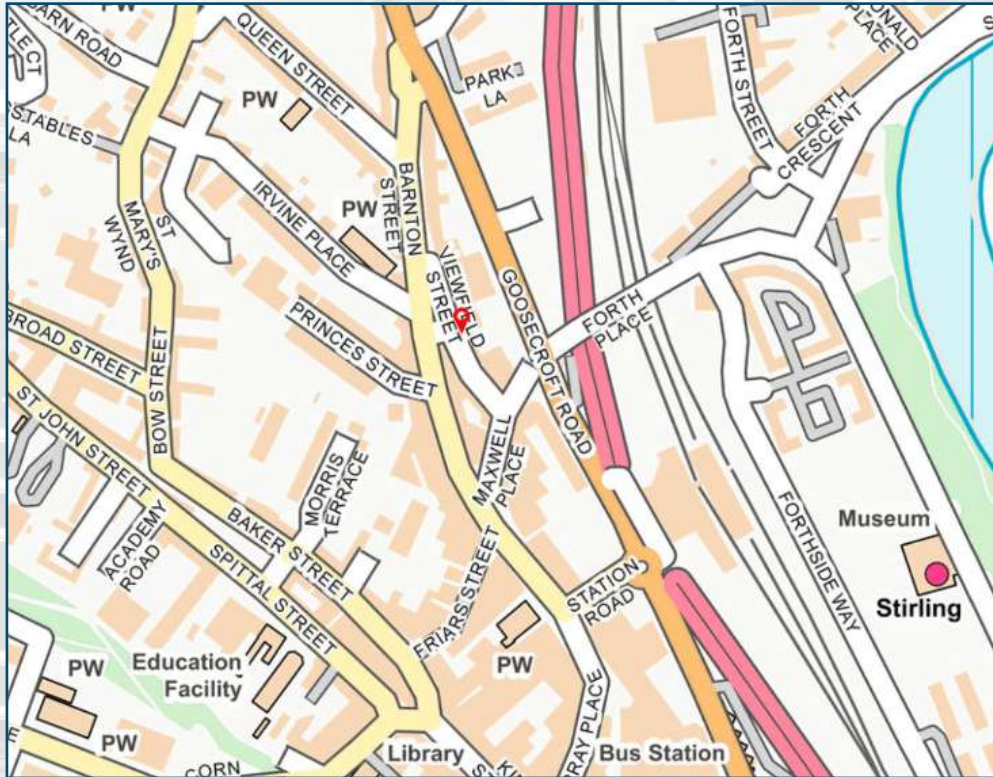
- Busy thriving hot food takeaway
- Well located in popular mixed-use area
- Freehold opportunity or lease hold interest available
- Guide price: £220,000 or £16,000 pa plus GW

LOCATION

The Fountain occupies a prominent position on the east side of Viewfield Street, forming part of the northern periphery of Stirling's principal city centre. The Fountain is surrounded by complimentary businesses, such as other types of hot food takeaways, pubs and nightclubs.

Stirling itself is an important city within central Scotland lying upon the banks of the River Forth, approximately 26 miles north east of Glasgow and some 30 miles west of Edinburgh. The city forms the main administrative centre for the surrounding district providing extensive retail, leisure and local government facilities having a residential population of over 36,000 people at the census of 2011.

The location of the subjects is shown on the appended plan below.



DESCRIPTION

The subjects comprise a ground floor mid terraced hot food takeaway which is arranged over the ground floor of traditional tenement building. The upper floors are in residential use.

The frontage is predominantly glazed with a single entrance way and signage above. The shop is laid out in a traditional takeaway style I shaped design, with a two pan Eden fryer and counter as well as a kebab/pizza fridge display cabinet separating the customer area from the back shop and cooking area. Additionally, to the front shop are a number of display fridges and display shelving.

The main preparation area with chipper, peeler, fridges and freezers lie within the rear section of the building. A share wc is located to the rear of the property this is shared with the neighbouring unit.

THE BUSINESS

The Fountain proudly serves traditional Turkish kebabs as well as pizza's and traditional fish and chips. In addition to the takeaway menu The Fountain provides a wide range of snacks and drinks including alcohol as well as ice-cream.

The business has been family run since 1984 and are reluctantly placing the business on the market due to retirement.

Evening opening times Sunday to Wednesday - 3pm to 1am
Thursday 3- pm – 2am
Friday and Saturday - 3pm – 3am

The Fountain is predominantly run by our clients, with the help of 5 part time staff.

The business benefits from high levels of repeat custom from locals. The Fountain is currently found on Just Eat, Uber Eat, Deliveroo and Scoffable which generates a large number of orders.

OPPORTUNITY

The Fountain currently doesn't open at lunchtime however we have been advised by our client that traditionally they used to open at lunchtime as well as their evening service. This allows a new operator to extend the opening times at lunchtime.

TRADING FIGURES

Full accounts information will be made available to interested parties, following a formal viewing.

Sales for the year end April 2021 were in excess of £245,000, net of VAT with good profit margins achieved.

TRADE INVENTORY

The asking price includes the trade inventory which we are advised, is owned outright and is not subject to any lease purchase, high contract or similar finance agreement. Full detailed inventory will be supplied during the legal process.

RATES

Reference to the Assessors website has shown that the subjects are entered into the current Valuation Roll at Rateable Value.

£17,000. Changing to £13,000 from 1st April 2023

ENERGY PERFORMANCE CERTIFICATE (EPC)

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

PRICE

The guide price is £220,000 for the property, goodwill, fixtures and fittings, with stock available over and above at valuation.

LEASE TERMS

Our client may consider a lease of £16,000 per annum plus a business premium of offers over £40,000

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 Margaret Mitchell at this office on 0131 624 6130 or by e-mail at business.sales@dmhall.co.uk

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CONTACT:

Viewing is strictly by appointment and arrangements can be made by contacting -



Margret Mitchell MRICS
Surveyor
07919 574 184
Margaret.mitchell@dmhall.co.uk

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