



MacPhee & Partners



PRICE GUIDE: £198,000

Deli Barqen & Apartment
Caol Shopping Centre
Caol
Fort William
PH33 7DR

Shop Unit & Apartment
Successful Takeaway Business
Two Bedroom Apartment
Central Residential Location
EPC: C 32 & E 48

MacPhee & Partners
Airds House
An Aird
Fort William
PH33 6BL

Tel: 01397 702200
Fax: 01397 701777
www.macphee.co.uk
property@macphee.co.uk

The subjects for sale form a rare opportunity to purchase a thriving takeaway business with an apartment, in the popular residential village of Caol, Fort William. The shop unit extends to around 169m², with a two bedroom apartment above. Currently run as a Chinese takeaway, the current owners wish to sell the business as a going concern, however may consider other options.

Key Features:

- ◆ **Turnkey Takeaway Business:** Fully operational and ready to go, this popular takeaway attracts loyal customers from the local community and beyond. With an established reputation for quality food and service, you can step straight into a profitable business.
- ◆ **Convenient Location:** Situated in the heart of Caol, Fort William, with excellent foot traffic and ample parking, this location is perfect for a busy takeaway. Fort William is a popular tourist destination, offering a steady stream of potential customers year-round.
- ◆ **Caol Shopping Centre,** nestled in the vibrant village of Caol, Fort William, offers a bustling retail and community space, providing all the essentials for locals and visitors alike. This well-established shopping area is the heart of the Caol community, offering a variety of services, from convenience stores to specialty shops, making it an essential stop for day-to-day needs.
- ◆ **Fully Equipped Kitchen:** The takeaway comes complete with a fully equipped kitchen. All the

necessary appliances and fixtures are in place, making this an easy transition for new owners.

- ◆ **Apartment:** Above the takeaway is a two bedroom apartment with lounge, kitchen/diner and shower room. The apartment is ideal for the owner, or staff, and with moderation, could be an ideal self-catering opportunity.

- ◆ **Growth Potential:** With its established customer base and solid reputation, there's plenty of room to expand. Whether it's extending hours, offering new menu items, expanding in to the large attic space or taking advantage of the tourist trade.

Rateable Value

The rateable value of the subjects at the time of advertising was £5,500.

EPCs: C 32 Shop Unit & E 48 Apartment

Viewing

Strictly by appointment through MacPhee & Partners.

Travel Directions

From Fort William, proceed along the A82 towards Inverness, turning left at the roundabout to the Road to the Isles, A830. Take the 1st left, signposted for Caol, B8006. Follow Kilmallie Road round for approximately one mile and take the 4th left into Glenloy Street. The shopping centre is located directly ahead, with the units for sale on the right hand side.



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. MacPhee & Partners is a trading name of MacPhee & Partners LLP a Limited Liability Partnership registered in Scotland (SO305286) and having its Registered Office at Airds House, An Aird, Fort William, PH33 6BL. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5).