



Offers Over
£330,000
(Freehold)

DJ Chippie, Fish and Chip Shop and 7 Bedroom Flat
12-16 Fife Street, Dufftown, AB55 4AL



Potential multiple stream income in the visit Scotland malt whisky capital of the world

Attractive and well-presented fish and chip shop with separate café/restaurant with high quality service areas extending to circa 229m2

Spacious and attractive seven-bedroom flat above, with reception lounge and kitchen areas, suitable for bed and breakfast, owners' accommodation, holiday lets etc. subject to consents

Prominent roadside trading location in the popular and attractive residential and tourist town of Dufftown

Previously trading profitably, but on a restricted basis due to proprietor's age with tremendous scope to increase opening hours, trade the flat and increase turnover considerably

DESCRIPTION

DJ Chippie is situated within a substantial Victorian building, presenting a modern and attractive business proposition. Set in a most prominent trading location within the vibrant and thriving Highland community of Dufftown, the village is a popular tourist destination which generates a high level of passing trade throughout the year and is exceptionally busy during the main tourist season. Dufftown is the central point on the whisky trail around the glens of Speyside and the location of this business is ideal. The chippie, café and accommodation offer a true quality home and lifestyle business operation. The restaurant trading elements are located on the ground floor and extend to about 229m² with well-appointed customer service areas and excellent storage and preparation rooms. The business previously produced an excellent range of freshly prepared cooked items.

An attractive feature of this sale is the flat which has a separate private entrance with most spacious living accommodation including 7 double bedrooms. This excellent accommodation is presented in very good condition and offers great flexibility either for an extended family or to be used as letting accommodation. Dufftown is a thriving area being located on the whisky trail and the potential to develop this apartment into an income generating business utilising Airbnb or Booking.com is tremendous. Prior to semi-retirement the flat was let out by the owners and was very popular. There is a demand for larger holiday homes and facilities for group bookings and the flat is well located to provide this.

REASON FOR SALE

The vendors purchased the property in Nov 2003 and it is their desire to retire that brings this attractive business and lifestyle proposition to the market.



TRADE

Previously operating on a year-round basis, the business traded, through choice, within the Flat Rate VAT scheme. The vendors traded on a restricted basis to suit their personal preferences opening at the following times only:

Monday - Closed

Tuesday - 4:30 to 8 p.m.

Wednesday - 4:30 to 8 p.m.

Thursday - 4:30 to 8:30 p.m.

Friday - 4:30 to 8:30 p.m.

Saturday - 4:30 to 8:30 p.m.

Sunday - 4:30 to 8 p.m.

These restricted trading hours were operated to maintain turnover to around £109,000 to £120,000 by choice making the business a lifestyle operation. Profit for the year to March 2018 is c£22,000. There is undoubted scope to open longer hours, providing lunches and a full-day café service, as there is strong demand in the main season from the large number of accommodation providers in the region. The business is supported by local residents and the influx of tourists during the main season (April to October). The present configuration of the café allows for the serving of up to 21 customers at free-standing tables and chairs. The fish and chip shop aspects benefit from a triple fryer and an excellent range of support equipment throughout the business. The owners previously traded with the support of a small team of local staff.

TRADE SUPPORT

The vendors would be pleased to provide a good level of support in the handover of the business to new owners.



LOCATION

DJ Chippie is situated within the town centre of Dufftown which has a resident population of around 1,700 but services a much larger catchment area; the business draws in trade from up to 20 miles away. The Historic town of Dufftown is situated in the heart of one of the most stunning areas of Scotland with the Cairngorm National Park just a short drive away. Dufftown is located on the River Fiddich and is the location of several Scotch whisky distilleries; the most popular being the Glenfiddich distillery. Dufftown produces more malt whisky than any other town in Scotland; in fact, a signpost on the way into Dufftown declares it the "Whisky Capital of the World". This declaration puts the town on the famed Malt Whisky Trail. The town has a number of visitor attractions which draw in many tourists each year. The hills and coast are within a relatively short drive with an abundance of wildlife living within the region. Tourists also enjoy visiting the many historic sites and castles in the area. There is a range of sporting facilities including shooting plus salmon and trout fishing on the rivers Deveron, Findhorn, and the world famous Spey. The nearby mountains provide opportunities for hill walking and skiing with renowned golf courses in Boat of Garten, Dufftown and Keith to name but a few. All the other normal facilities one would expect from a vibrant country town such as NHS health centre, small shops, Post Office, restaurants and supermarkets are close by. Primary education is available at Dufftown with Secondary Schooling at Speyside High in Aberlour.

THE PROPERTY

DJ Chippie is a three storey Victorian stone building under a pitched slate roof which was built in the late 1800s. The property is located on the main street with entry at street level to the fish and chip shop and café. The living accommodation is set to the first and second floors but with a street level private entrance. The business elements are well signed and the building has an attractive frontage.

THE CHIPPIE

The chip shop has its own entrance which leads into the main customer service area. The shop is presented in excellent decorative order with a Frank Ford triple fryer and display unit to the fore. To the side is a customer pay-point and to the rear is a counter which is set to a double pizza oven, kebab machine etc. There is ample fridge and freezer storage including an ice-cream fridge and drinks chiller. Immediately to the rear of the shop a doorway leads to a pizza preparation area with two additional rooms off to the right. The first is a food storage and preparation area with freezers etc. and a preparation sink. Next to that is a bespoke 'tattie' preparation room which has a 'tattie rumbler' and chipper for the production of freshly made chips; there is a double sink in this room.

To the rear of this is a large storage area with a modern walk-in freezer and plenty of room for all dry stocks plus there is an office space. Off this is a further substantial storage room which is used as a general store; this room gives access to the rear of the premises into a courtyard. Accessed from the courtyard are three external rooms which offer some development potential. Internally there is a staff locker room and W.C.

THE CAFÉ

Access is gained from street level to the main customer service area. Upon entry it is evident that the business is well-presented throughout with modern fixtures and fittings. The main customer area is set to free-standing tables and chairs. In total the restaurant area comfortably seats around 21 covers. Off the café is a kitchen which is well-appointed; much of the prepared food is generated through the fish and chip shop. There is a disabled / unisex W.C. for customer use.



THE FLAT

An attractive feature of this sale is the spacious 7-bedroom owner's accommodation offering a charming and comfortable living space. The flat has traded historically but due to the owners decision to cut back their workload is not presently in operation. This is an exciting opportunity for new owners to develop further and increase turnover and profitability. This appealing area is presented to a modern standard and good decorative order, suiting either an extended family operation or a letting business depending upon the circumstances of new owners. Access is via a private entrance into a tiled vestibule which in turn leads through a glazed door into an inner hallway giving access to a further door leading to the trading aspects plus the stairs to the upper floors.

First Floor

Upon reaching the first floor there is an open plan snug reception area set to soft furnishings; this is an ideal quiet space. To the left is a bright and airy lounge benefitting from a gas fire with a double window to the front of the property. Off the lounge is the well-appointed and spacious kitchen which is set to a dining table and chairs. There is a further utility area within the kitchen space. The kitchen and utility area have ample storage with wall and floor mounted units with electric appliances and gas cooker with double oven. From the kitchen an external door leads to an attractive roof top area which is used as a utility space / seating area. There is a further large storage room off this area.

Back towards the hallway is the large family bathroom with whirlpool bath and separate shower. There are two large double bedrooms on the first floor and stairs lead to the second floor.

Second Floor

On the second floor are a further 5 bedrooms; all are double but one is configured to a double and twin to sleep 4. There is a W.C. with wash-hand basin plus a large storage room. There is scope to develop some of these bedrooms providing en-suite facilities should new owners wish to operate as a bed and breakfast operation and thereby generating extra income.





GROUNDS

The business has no grounds as such but utilises a yard to the rear of the property for the storage of bins etc. Parking is to the front of the subject's on-street without restriction.

SERVICES

Mains electricity, water, gas and drainage. The property benefits from gas-fired central heating; and is mainly double glazed. The business is fully fire compliant and meets all environmental health requirements.

EPC RATING

The property has an EPC rating of 'E'.

WEBSITE

The business does not trade with a website but features on a number of web based sites.

TRADE

The chip shop and restaurant business previously traded to around £110,000 benefitting from the Flat Rate VAT Scheme generating a profit of around £22,000 from restricted opening hours. No figures were generated from the flat as the current owners do not trade this facility and live off site, but the potential here is significant. Full historical trading figures will be made available to seriously interested parties post viewing.

RATES

The business has a rateable value of £6,000 attracting a 100% discount under the small business bonus scheme in 2017 for qualifying applicants. The owner's accommodation has a council tax banding of 'B'.





PRICE

Offers Over £330,000 are invited for the heritable property and trade contents (according to inventory), excluding personal items. Stock to be purchased by independent valuation.

FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising to include conveyancing and business transfers.

VIEWING

All appointments must be made through the selling agents:

ASG Commercial

17 Kenneth Street, Inverness, IV3 5NR

T: 01463 714757

E: info@asgcommercial.co.uk

W: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial with whom purchasers should register their interest if they wish to be advised of a closing date.



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