

Park Too Fish & Chips, (formally)
4 The Wynd, The Village, Cumbernauld, Scotland.



Well presented & modernised former hot food outlet

Centrally located within The Village, Cumbernauld

Positioned opposite large car park

Previously traded as a highly successful fish & chip shop

Reduced price for quick sale

Excellent hot food opportunity

Asking Price
£160,000 Freehold

Scottish Business Centre is delighted to offer for sale, 4 The Wynd which is located in the The Village, Cumbernauld. The well-presented premises which are fully fitted out as a hot food takeaway only recently ceased trading as the highly popular and successful Park Too Fish & Chip shop. Positioned just off the Main Street and situated opposite a large car park within the centre of The Village, Park Too has enjoyed over 10 successful years of trading initially as an owner operated business then subsequently trading with a tenant in place at £36,000 per annum. Since opening the business our client has invested only in good quality equipment, fixtures and fittings and has continued to maintain the 1,008 sq. ft. outlet throughout ownership and also whilst under tenancy. Park Too had built up an excellent reputation over the years within the local community for quality food and good service which resulted in the business enjoying an impressive level of income produced year on year. Whilst managed by our client Park Too regularly produced income above £7,000 per week with adjusted net profits showing in the region of £70,000 per annum. Our client has suggested that with a tailored marketing campaign and a renewed focus on driving the business forward, operators should be able to kick start trading fairly easily due to local demand. With the strong location, standard of premises and the fact that the village no longer has a Fish & Chip shop, we believe that 4 The Wynd represents a terrific opportunity for possibly a couple or family. New owners would have the chance to purchase a well fitted out shop that has recently traded as successful operation and at a highly discounted price. The premises would be suitable for various hot food operations. The property is now offered for sale due to our clients other business commitments elsewhere.

The Property.

The subjects form part of the ground floor of a two storey and attic building of frame and blockwood construction. Upper floors are occupied for office use. The double fronted shop is presently fitted out as a hot food takeaway and provides a main shop area to the front with kitchen, cold store, storage and toilet positioned to the rear. Access to the rear ground area is through a door situated in the back wall of the property. The internal area of the property is 1,008 sq. ft.



Fixtures and Fittings.

Fixtures fittings & equipment are available for sale at £40,000.

Price.

Offers of £160,000 are invited for the freehold property.

Viewing

For reasons of confidentiality, no direct approach may be made to the business. All viewings must be arranged through Scottish Business Centre's Edinburgh office.

Offers.

All offers should be submitted directly to Scottish Business Centre. Edinburgh office: 0131 535 1131.



SCOTTISH BUSINESS CENTRE
Business Valuers & Agents

Disclaimer: Whilst Scottish Business Centre endeavours to make these particulars as accurate as possible; they do not form any part of any contract or offer nor are they guaranteed. These particulars are provided only as a general outline of the property referred to. Applicants should make their own enquires and inspection of the property to satisfy themselves as to the accuracy or otherwise of the information given. These details were believed to be correct at the time of publication but their accuracy is not guaranteed. Scottish Business Centre.