

Hotels, Guesthouses, Licensed, Retail



## THE WATERFRONT TAKEAWAY & RETAIL UNIT, BROADFORD, SKYE

Hotels  
Guesthouses  
Licensed  
Retail

An excellently presented modern business in a prime trading location with superb views

A fish & chip shop and takeaway business plus a separate retail unit currently being used as a butchers shop

On the ever popular Isle of Skye in Broadford with a year-round clientele

Excellent rising trading figures and profit conversion ratios

Potential to develop the building to add flats subject to the necessary consents



The Waterfront has a loyal customer base with year-round trading pattern and excellent trading figures. Currently operated under management, the business has undoubted growth potential for hands-on motivated new owners.

**Offers Over £330,000**

York House  
20 Church  
Street  
Inverness

Telephone  
0845  
450 0790

## DESCRIPTION

The Waterfront is a most popular fish & chip shop and takeaway outlet situated in a prime trading location with a large frontage on to the busy A87 within the town of Broadford. The business has a most stunning setting and situation in that it looks out over the Inner Sound to the mainland. Moreover, with a grassed area to its front and large public car park adjacent, it affords both the passer-by and locals to enjoy their takeaway food whilst taking in some of the most spectacular scenery that Scotland can proffer. The business caters to a strong year-round demand from local residents and passing business persons, with tourists significantly enhancing turnover during the spring and summer seasons. The business is an easy-to-operate venture with a simple but highly effective trading model being presented in excellent condition with modern facilities plus superb catering equipment provision. The current proprietors focus on providing outstanding service and using locally sourced fresh produce where possible. The business has an enviable trading reputation on the Isle and people travel many miles to partake in their fare.

With three income streams; fish and chip sales, snack sales and income from the butchery shop, the current trading levels of The Waterfront are testament to the quality of service provided with income steadily increasing. The management of the current operation is undertaken at arms-length by owner and it is suggested that new owners



who were able to take a more hands-on approach could drive trade to much improved levels whilst reducing operating overheads. It is the owners other business commitments that has brought the property and business on to the market.

## THE PROPERTY

The main and preparation buildings are of traditional brick construction over a single story. A planning application is currently being pursued to build two flats above the property and full details will be passed to any new owner.

## TRADING AREAS

From a prominent location The Waterfront has a strong presence with excellent signage and a welcoming frontage. With street level ramped access, the business benefits from a double door entry into the takeaway and a separate entrance into the butchers shop. The main shop is split into two distinct sales areas; the fish and chip shop and the takeaway. Just inside is a seated area with 2 tables plus two free-standing self-service refrigeration cabinets and racking, displaying snacks. To the front is a service counter where newspapers and hot savories are displayed. To the rear of this area is a Slush iced drinks machine, ice cream machine,



a baked potato oven, 2 soup kettles and a coffee machine. A refrigeration counter displays premade sandwiches, cakes and drinks. In addition to the afore-mentioned items hot foods are served from the kitchen located immediately to the counters rear. This sales area is supported with clear signage and its own electric till.

The fish and chip shop area has three deep fryers with over storage for cooked items and chip scuttle. With a microwave, hotplate and an excellent level of commercial refrigeration and freezer storage, this facility is exceptionally well laid out for an efficient and high-rate of food production. With a large service counter and its independent till, this modern food production business is presented in pristine condition. It has an excellent standard of décor with modern stainless steel units, extraction unit, Sky TV and covered industrial flooring. A very good level of lighting is supplemented with large windows to the front providing not only natural illumination but a good view into an outstanding business to passers by.

The Butchers Shop is a small independent operation which is rented out at this time. However, new owners would take vacant possession of this sales area unless they were to agree the continued presence of the facility. It has been suggested that this space could be used to provide a café facility or to expand the range of goods presently on offer.

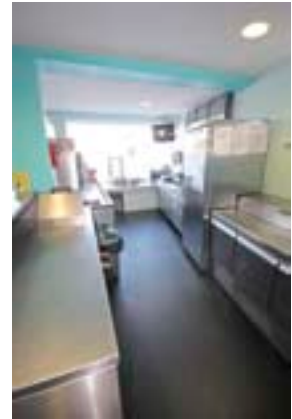
### SERVICE AREAS

To the rear of the subjects is a spacious secure storage facility which boasts excellent dry storage, a walk-in fridge and ample chest freezers. A food preparation bench with a potato rumbler and mechanical chipper supplements this area. In the main building are two staff toilets; one serving the butchers shop and the other for the takeaway staff. The kitchen to the rear of the main retail areas is a modern facility with a fully effective extraction unit. The kitchen has a 6-ring cooker and excellent stainless steel preparation

areas, supported with yet more storage facilities. All fittings have been fitted to the highest standards.

### SERVICES

The Shop benefits from mains electricity, water and drainage. Heating is by way of electrical storage heaters. There is no natural gas in Broadford but LPG gas is used for cooking. Parking for the Shop is to the front of the premises. There is also excellent public parking to the front of the building on the opposite side of the road. The premises benefits from modern security and fire alarm systems.



### TRADE

The business has an annual turnover of £270,000, achieving a profit of in excess of £70,000. Full figures will be made available to interested parties subsequent to viewing.





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HSPC Ref No: 41397



**PRICE**

Offers over £330,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory). Stock at valuation.

**FINANCE & LEGAL SERVICES**

ASG Commercial is in touch with several lenders who provide specialist business finance. Paul Hart (Head of Commercial Sales) will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have a large team of legal experts in-house and can act in all legal matters arising.

**DIRECTIONS**

The Waterfront is set on the main A87 Kyle of Lochalsh to Portree road (See Map Insert). (Inverness 89miles, Portree 26 Miles and Kyle of Lochalsh 9 miles).

**VIEWING**

All appointments to view must be made through the vendors selling agents:

ASG Commercial  
York House  
20 Church Street  
Inverness IV1 1ED  
Tel: 0845 4500790  
Fax: 01463 711083  
E-mail: info@asgcommercial.co.uk  
Web: 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 if one is set.



Property Misdescription Act 1991

These sales particulars are prepared as a general outline of the property and business. Buyers should make their own enquiries to satisfy themselves as to the accuracy of information given. Neither we, nor any member of our staff, has authority to offer or imply any representation or warranty over this property.