

A3 (Restaurants and Cafes)

TO LET / FOR SALE



Inverbervie Chipper, Cowgate, Inverbervie, Montrose, DD10 0RL

FOR SALE / TO LET | Former Chip Shop & Restaurant | 1 Cowgate, Inverbervie | 2,650 sq ft | Class 3 | Coastal Location

Summary

Tenure	To Let / For Sale
Available Size	2,650 sq ft / 246.19 sq m
Rent	£15,000 per annum
Price	£145,000
Rateable Value	£15,000
EPC Rating	Upon enquiry

Key Points

- Full Building
- Partially Renovated
- 2,650sq ft
- Sale: £145,000
- Former Chip Shop & Restaurant
- Sub-Division Potential
- Rent: £15,000p.a

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Summary

Available Size	2,650 sq ft
Rent	£15,000 per annum
Price	£145,000
Rateable Value	£15,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a standalone commercial development with extensive frontage benefitting from full class 3 consent.

Internally the property offers take away at ground floor with staff facilities and seating with a converted attic floor offering function / dining space with servery and w.c's.

Area

Ground: 164.4sqm (1,770sq ft)
1st: 81.75sqm (880sq ft)

Total: 246sqm (2,650sq ft)

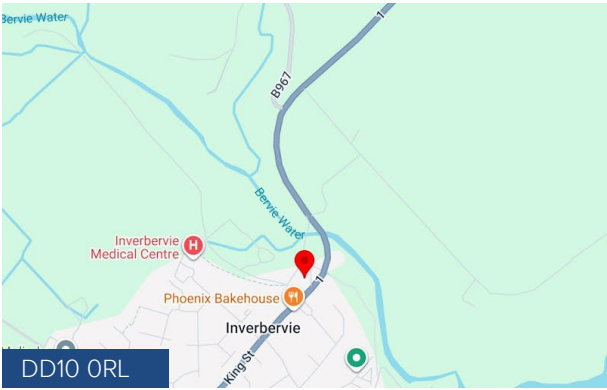
Location

Inverbervie (often known simply as Bervie) is a small historic coastal town in Aberdeenshire, north-east Scotland, situated on the North Sea coast at the mouth of the Bervie Water. It lies approximately 8 miles (13 km) south of Stonehaven and around 25 miles (40 km) south of Aberdeen, within the Mearns area. This former royal burgh and fishing port is nestled in a picturesque setting with cliffs and beaches nearby, serving as a local service centre for surrounding rural communities and the nearby village of Gourdon.

The town has a population of around 2,300 residents, which has grown in recent years due to new housing developments. It draws a catchment from the immediate coastal and agricultural hinterland in southern Aberdeenshire. Transport links are primarily road-based, with the town located on the A92 trunk road providing direct connections north to Stonehaven and Aberdeen, and south towards Montrose. Regular bus services, including the X7 Coastrider route, link it to Aberdeen, Stonehaven, Montrose, and further afield

Video

- Video Tour - <https://youtu.be/QmYhCmsazh4>



Viewing & Further Information



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TSA Property Consultants

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PROPERTY

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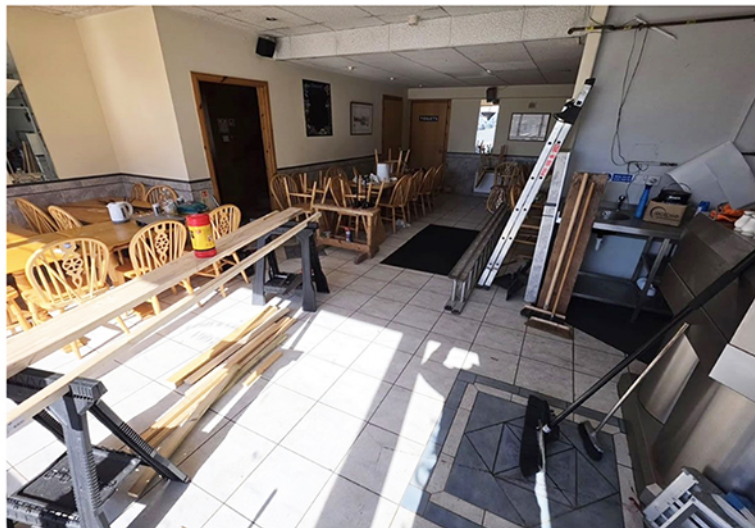
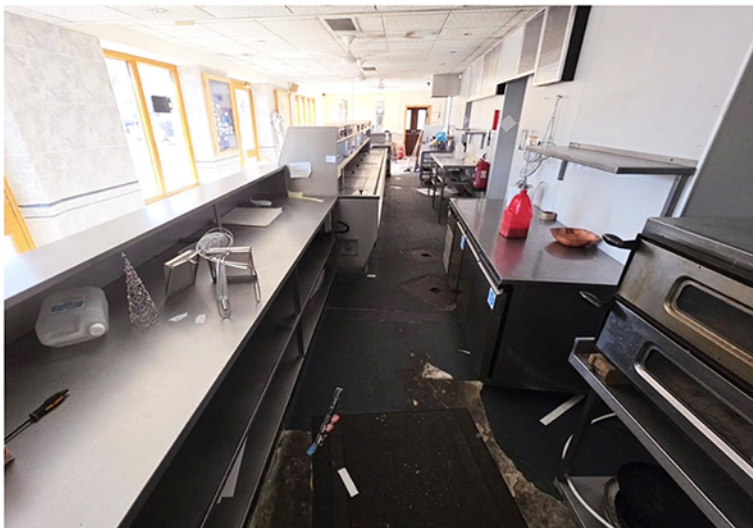
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NAV/RV

£15,000

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £15,000 per annum

SALE

The property is available on a freehold interest for £145,000

V.A.T.

Figures quoted exclusive of V.A.T.

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TSA Property Consultants

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.