



**McEwan Fraser Legal**

Solicitors & Estate Agents

01224 472 441

Panda Valley Takeaway

114 ROSEMOUNT PLACE, ABERDEEN, ABERDEENSHIRE, AB25 2YW



PANDA VALLEY TAKEAWAY 熊谷

We are delighted to present for sale this successful takeaway business. Panda Valley is a well established Chinese takeaway with a regular clientele and a loyal customer base which has been providing great repeat business over the past many years. It is located in the popular residential area of Rosemount which is close to the West End of the City of Aberdeen. Rosemount Place is a busy street, lined end to end with many traditional shops including butchers, bakers, barbers, fishmongers, small boutiques, cheese shops, florists and cafes making it a very popular and busy area. The takeaway is a short walk from two local schools, a college and university accommodation.

The current owners are the proud recipients of the Best Chinese Takeaway for Aberdeen City & Aberdeenshire in 2016/2017, a prestigious award supported by the Evening Express, Aberdeen City Council and Sumon Hoque founder of the Best Curry Awards.

Delivery is currently offered within the local area. There is massive potential to increase the turnover with further marketing strategies and by increasing the delivery range within the city. The sale price includes the freehold property, goodwill and a premium for all of the kitchen contents, including all front of house display units and furniture. Accounts are available on request for parties noting interest.

The property consists of a front shop area which includes a seating and reception area, a well laid out rear kitchen which includes a wide range of cooking equipment, fridges and freezers, a large storage pantry, storage area and staff toilet. A full list of contents is available on request.

This is a rare opportunity to acquire a turnkey takeaway business which offers an immediate start for the new owners in this very popular part of Aberdeen. Viewings by appointment only.



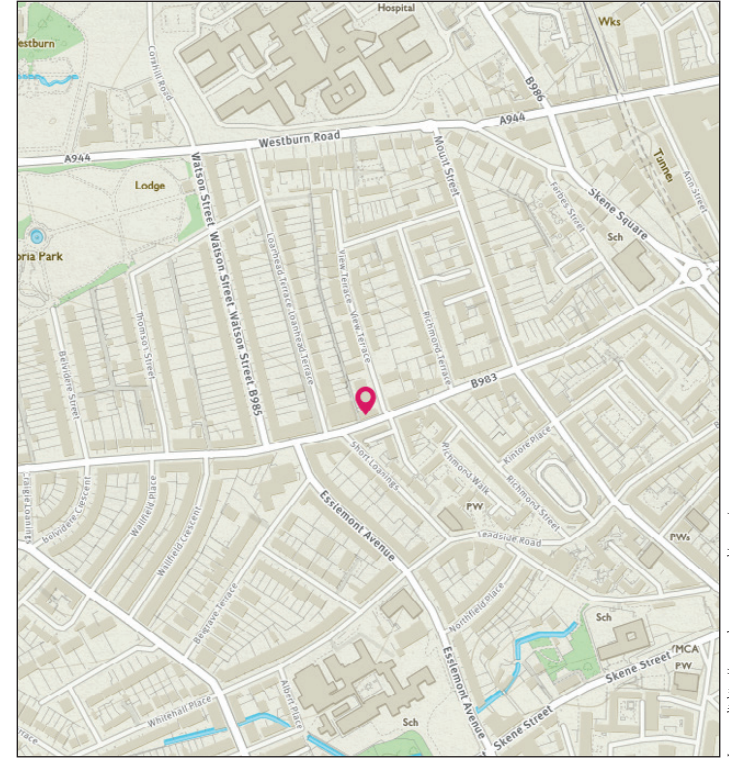
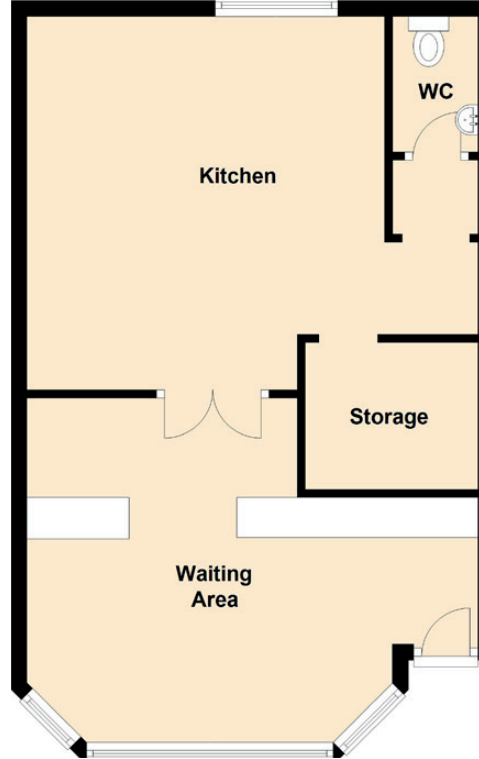
DIMENSIONS FLOOR PLAN LOCATION

Approximate Dimensions
(Taken from the widest point)

Waiting Area	5.62m (18'5") x 4.29m (14'1")
Kitchen	5.37m (17'7") x 4.65m (15'3")
Storage	2.25m (7'5") x 1.85m (6'1")
WC	1.69m (5'7") x 1.07m (3'6")

Gross internal floor area (m²): 44m²

EPC Rating: G




Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
ANDREW REID
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Image credit: <https://www.thamesurveyors.co.uk/company/>