

CCL



28 Seafield Street | Portsoy | Banff | Aberdeenshire | AB45 2QT

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28 Seafield Street, Portsoy, Banff, Aberdeenshire, AB45 2QT

- LEASEHOLD
- Modern Fish & Chip Shop Business
- Well equipped
- 6 Bedroom House
- Highly Profitable
- Excellent Location
- Enclosed Private Garden

Summary

CCL is delighted to bring Hook Line & Sinker to the market for leasehold sale. Prospective buyers have the flexibility to choose between two attractive leasehold options. The first option allows for leasing the takeaway business on its own, ideal for those focused solely on the commercial aspect. Alternatively, for those seeking a combination of business and residential space, there is the option to lease both the takeaway and the adjoining six-bedroom house.

Situation

Located in the charming port town of Portsoy, this property occupies a prime spot on Seafield Street, close to the village centre and the beautiful historic harbour. Portsoy is a popular seaside holiday destination, renowned for its scenic coastline, picturesque walking trails, and proximity to neighbouring golf courses. The town boasts a range of local amenities, including cafes, small shops, and essential services, all within easy walking distance of the property. Portsoy's 17th-century harbour, a designated Conservation Area, is a major draw for tourists and locals alike, hosting small pleasure craft and inshore fishing boats. The annual Scottish Traditional Boat Festival, celebrating maritime heritage and traditional crafts, brings a vibrant atmosphere to the town.

Situated between Cullen and Banff on the A98, the property offers convenient access to larger cities such as Aberdeen, Elgin, and Inverness. With ample on-street parking available, this Seafield Street location provides an ideal base for those seeking a peaceful coastal lifestyle with all the charm of a traditional Scottish fishing





The Business

Hook Line and Sinker, situated in Portsoy, is an easy-to-operate venture with a simple yet highly effective trading model. The business is presented in excellent condition, boasting exceptionally well-appointed facilities and modern catering equipment, with nothing subject to lease. This comprehensive and up-to-date equipment provision contributes significantly to its outstanding trading reputation in the locality. Customers travel considerable distances to enjoy their fare, as evidenced by positive reviews on various platforms. This takeaway caters to a strong year-round demand from both residents and passing trade, with a significant boost in turnover during the spring and summer tourist seasons. Hook Line and Sinker specializes in traditional, high-quality fish and chip meals, while also offering a wider menu including pizzas. The establishment prides itself on catering to diverse dietary requirements, including options for vegetarians and those with allergies. Emphasizing quality, the business primarily sources its produce locally for food preparation. Operating hours are from 3 PM to 9 PM daily, with the option to extend, and additional lunchtime service during the peak tourist season. While currently trading at a highly profitable level, the business has the potential to further increase its income, supported by its modern, fully-owned equipment.



Property

This mixed-use property at 28 and 30 Seafield Street in Portsoy offers a unique combination of a commercial fish and chip shop and a spacious family home. The traditional stone semi-detached building houses Hook Line and Sinker, a modern takeaway on the ground floor of number 28. The commercial space includes a well-equipped kitchen with a modern frying range, service counter, and ample food preparation areas. A single-story extension at the back provides additional kitchen space with a pizza oven. The unit also features a potato room, storage areas, staff WC, and access to the side alley and back garden.

The residential portion at number 30 spans three floors. The ground floor comprises an entrance hall, a reception room suitable for use as a lounge or dining room, and a large modern kitchen-diner. The kitchen is equipped with ample storage, a range-style cooker, American-style fridge freezer, integrated appliances, and access to the rear garden. A shower room with WC completes this level. The first floor houses a lounge with an open fire, four bedrooms, and a family bathroom with a spa bath.



The upper floor contains two more bedrooms with combed ceilings and an attic room that could serve as storage or a games room. This property provides an opportunity to combine a thriving business with comfortable family living in the coastal town of Portsoy. With its versatile layout and prime location, this property is ideal for those seeking a balance between commercial success and a spacious family home.

External

The property at 28 and 30 Seafield Street in Portsoy boasts an attractive street presence, with both units opening directly onto the pavement of Seafield Street. A convenient side pathway provides access to the takeaway for deliveries and leads to the rear garden. This outdoor space is a hidden gem, accessible from both sides of the property.

The rear garden is a delightful retreat, featuring a large patio perfect for outdoor dining and entertaining. Its south-facing aspect creates a sun trap, ideal for enjoying warm days and long summer evenings. Beyond the patio, a raised lawn area adds a touch of greenery and provides space for relaxation or play.

Mature trees and shrubs surround the garden, offering privacy and a sense of seclusion in this urban setting. A garden shed provides practical storage for outdoor equipment and gardening tools. This well-designed outdoor space complements the property's versatile interior, offering a perfect balance of commercial functionality and residential comfort.



 **HOOK, LINE & SINKER**
~ 01261 843903 ~ 

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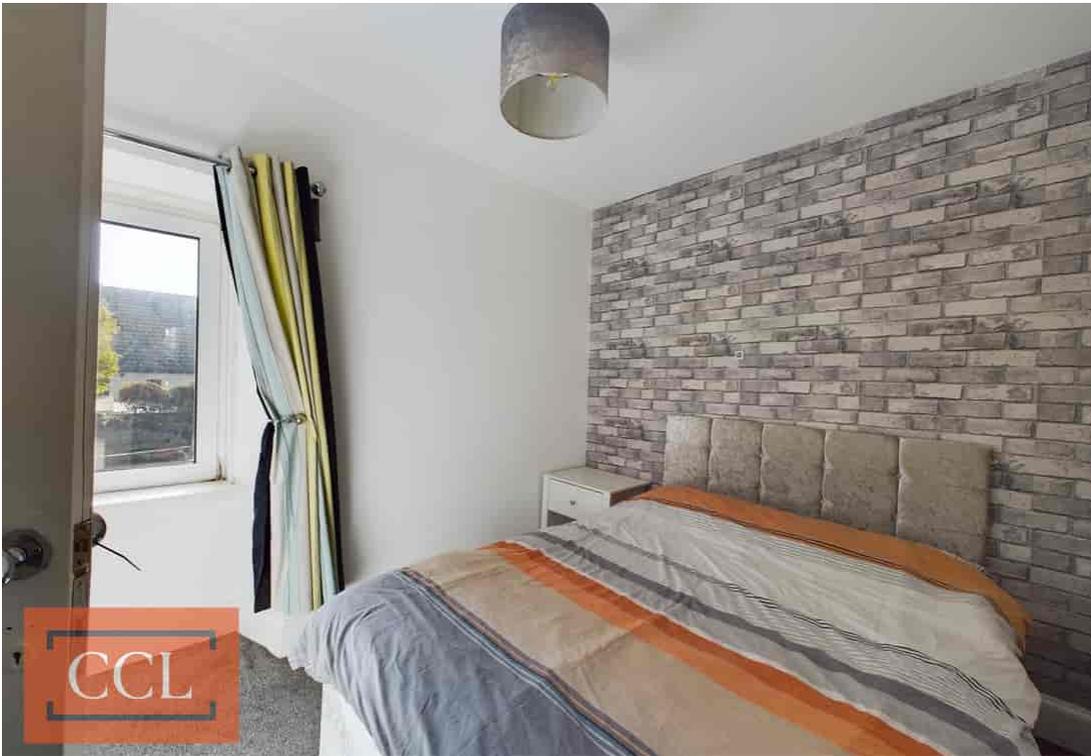
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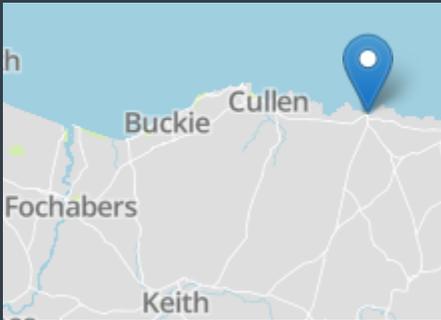


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Council Tax

20 Seafield Street is Council Tax Band C.

Rateable Value

The Rateable Value of 28 Seafield Street is £2,900

Tenure

Scottish equivalent of Freehold



Approximate total area¹⁹
260.93 m²

Reduced headroom
27.52 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



All appointments to view this or any of our other properties must be made through the vendors sole agents:

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.