







- Prime location in central Dufftown
- Fully fitted chip shop and hospitality premises
- Café with kitchen and accessible toilets
- Includes pizza ovens and kebab making facilities
- Located on the Speyside Whisky Trail
- Includes spacious 7-bedroom flat
- No competing chip shop in town
- Ideal lifestyle move to a tranquil area
- Flexible business and development options
- Strong tourism and local demand
- Strong potential year-round footfall



Description

This substantial and characterful Victorian building offers a rare opportunity to acquire a vacant, modern, fully fitted food and hospitality premises in the heart of Dufftown.

In a prominent trading location within this vibrant Highland community, the property enjoys excellent visibility and steady foot traffic year-round, boosted significantly during the busy tourist season.

Dufftown, widely recognised as the central point on the Speyside Whisky Trail, attracts visitors from around the world, making this an ideal setting for a successful hospitality venture.

The ground floor provides both a fully fitted former fish and chip shop, and café facilities extending to approximately 229m². Bright, well-maintained customer areas are supported by excellent storage and preparation rooms.

The expansive 7-bedroom flat, set over the first and attic floors, is accessed via a private entrance and presented in very good condition. It offers exceptional flexibility for extended family use, owner's accommodation, or conversion into a lucrative holiday let.

Reason For Sale

The property has been owned since November 2003 and is now being brought to the market as the current owners move into retirement, offering an attractive business and lifestyle opportunity.

Trade

Historically, the business generated excellent profits, and with no other fish and chip shop in the town, the potential for strong future trading remains high.





Location

The property is situated within the town centre of Dufftown which has a resident population of around 1,700 but services a much larger catchment area.

The Historic town of Dufftown is situated in the heart of one of the most stunning areas of Scotland with the Cairngorm National Park just a short drive away.

Dufftown is located on the River Fiddich and is the location of several Scotch whisky distilleries; the most popular being the Glenfiddich distillery. Dufftown produces more malt whisky than any other town in Scotland; in fact, a signpost on the way into Dufftown declares it the "Whisky Capital of the World". This declaration puts the town on the famed Malt Whisky Trail. The town has a number of visitor attractions which draw in many tourists each year.

The hills and coast are within a relatively short drive with an abundance of wildlife living within the region. Tourists also enjoy visiting the many historic sites and castles in the area. There is a range of sporting facilities including shooting plus salmon and trout fishing on the rivers Deveron, Findhorn, and the world famous Spey. The nearby mountains provide opportunities for hill walking and skiing with renowned golf courses in Boat of Garten, Dufftown and Keith to name but a few. All the other normal facilities one would expect from a vibrant country town such as NHS health centre, small shops, Post Office, restaurants and supermarkets are close by. Primary education is available at Dufftown with Secondary Schooling at Speyside High in Aberlour.

The Property

The handsome, three storey Victorian stone building sits under a pitched slate roof. The property is located on the main street with entry at street level to the fish and chip shop and café. The living accommodation is set to the first and second floors but with a street level private entrance.

The Retail Unit

Benefiting from its own private entrance, the retail unit at 16 Fife Street offers excellent potential for repurposing and is currently fitted out as a chip shop. The premises are presented in excellent decorative order, featuring a Frank Ford triple fryer and front display unit. To the side is a customer pay-point, and to the rear a service counter equipped with a double pizza oven, kebab machine, and additional catering equipment. The unit provides ample chilled and frozen storage, including a drinks chiller.

A doorway at the rear leads to a dedicated pizza preparation area, with two further rooms located to the right. The first is a food storage and preparation area, fitted with freezers and a preparation sink. Adjacent is a bespoke potato preparation room containing a potato tumbler and chipper for producing freshly made chips, along with a double sink.

Beyond this is a large storage area with a modern walk-in freezer and generous space for dry goods, as well as an office area. Off this is an additional substantial storeroom, currently used for general storage, which provides access to the

rear courtyard. From the courtyard, three external rooms can be accessed, each offering potential for further development.

Internally, the unit also includes a staff locker room and W.C.

The Café

12 Fife Street provides direct street-level access into the main customer service area, which is well presented with modern fixtures and fittings. The space is arranged with free-standing tables and chairs, offers comfortable seating for approximately 21 covers. Adjacent to the café is a well-appointed kitchen, and a disabled/unisex W.C. is available for customer use.

The Flat

The spacious 7-bedroom owner's accommodation at 14 Fife Street is a particularly attractive aspect of the property, offering a charming and comfortable living space or the potential for a letting business, subject to any required planning permissions. Whilst finished to a modern standard and in good decorative order a new owner may well want to upgrade some of the finishings. It is well suited to an extended family or could be adapted to meet the needs of a purchaser seeking additional income opportunities. Access is via a private entrance into a tiled vestibule, which leads through a glazed door into an inner hallway, providing access to both the trading areas and the staircase to the upper floors.

First Floor

Upon reaching the first floor, an open-plan snug reception area provides an ideal quiet space. To the left lies a bright and airy lounge, enhanced by a gas fire and a double window overlooking the front of the property. Adjacent to the lounge is a well-appointed and generously proportioned kitchen, arranged to accommodate a dining table and chairs and incorporates a dedicated utility area. The kitchen and utility space offer substantial storage through an array of wall- and floor-mounted units, along with electric appliances and a gas cooker with double oven. An external door from the kitchen leads to an attractive rooftop area used as both a utility and seating space, with access to an additional large storage room.

Returning to the hallway, there is a spacious family bathroom featuring a whirlpool bath and separate shower. The first floor also includes two sizeable double bedrooms, with a staircase providing access to the second floor.

Second Floor

On the second floor are a further 5 bedrooms; four are double with one configured to a double and twin to sleep 4. There is a W.C. with wash-hand basin plus a large storage room. There is scope to develop some of these bedrooms to provide en-suite facilities should new owners wish to operate as a bed and breakfast operation with a view to boosting income opportunities.



Outside Space

The flat enjoys the added benefit of a charming roof terrace, accessed through an external door from the kitchen. This appealing outdoor space serves both as a practical utility area and a pleasant seating spot—ideal for relaxation—while also providing access to a generously sized adjoining storage room.

Business Opportunities

Set in the tranquil heart of Dufftown in the North East of Scotland, this business offers an ideal opportunity for anyone seeking a better quality of life. Far from the pressures of city living, the area provides a peaceful, scenic setting with a welcoming community and a calmer pace. For buyers looking to combine rewarding work with an improved lifestyle, this is an exceptional choice.

The property offers a wide range of commercial and residential development opportunities, making it suitable for both owner-occupiers and investors.

Potential uses include:

- **Trading the Existing Chip Shop and Café**

Reinstate the current food-service operation, which should benefit from the previous established customer base and ongoing local demand.

- **Convert the Premises to Another Business or Restaurant**

Reconfigure the ground-floor space to suit an alternative business model such as a restaurant, takeaway, bakery, retail unit, or other service-based enterprises.

- **Use the On-Site Flat as Owner's Accommodation**

Occupy the flat for convenient, on-site living, reducing personal accommodation costs and providing hands-on management for the business.

- **Convert the Flat into Serviced Accommodation**

Develop the upper flat into short-term serviced accommodation or self-catering units. This option is particularly attractive for tourism markets and can generate strong seasonal revenue.

- **Rent the Flat Within the Private Rental Market**

Let the flat to long-term tenants to secure a stable rental income stream with minimal operational requirements.

- **Potential for HMO Conversion**

Subject to planning and regulatory approvals, convert the flat into a House in Multiple Occupation (HMO), providing multiple rental units and increasing total rental yield.

Services

Mains electricity, water, gas and drainage. The property benefits from gas-fired central heating; and is mainly double glazed. The business is fully fire compliant and meets all environmental health requirements.

EPC Rating

The property has an EPC rating of 'E'.

Rates

The business has a rateable value of £7,700, as of April 2023 (reference VR27774) and benefits from 100% discount under the Small Business Bonus Scheme for eligible businesses. The owner's accommodation is separately assessed for Council Tax as Band B (reference CT2070434).

Price

Offers in the region of £299,000 are invited for the heritable property and trade contents (according to inventory), excluding personal items.

Finance & Legal Services

ASG Commercial is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising to include conveyancing and business transfers.

Directions

See location map. What3words reference is ///notch.owners.glow

Viewing

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

ASG Commercial, 1 Cromwell Road, Inverness IV1 1SX

Tel: 01463 714757
E: admin@asgcommercial.co.uk
W: 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.

