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THE NORTHERN FISH RESTAURANT



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- Long-established Fish & Chip Restaurant
- Excellent trading location
- 40-cover restaurant area
- Fully equipped
- Freehold
- Great potential

The Northern Fish Restaurant, a much-loved local institution, served the Elgin community for over 60 years before closing due to the owner's retirement. Ideally located on Elgin High Street, the property benefits from a prime city centre position, close to a large residential area, schools, Elgin Retail Park, and numerous businesses. The restaurant previously operated as a traditional Fish & Chip shop and takeaway, earning an enviable reputation for quality and service. The premises feature a 40-cover restaurant area with fixed booths, a fully equipped kitchen and servery, and a spacious storeroom and preparation area. All essential equipment—including gas range, oil filter, potato peelers, chipper, fridges, and freezers—is included in the sale. There is also private access via a rear alley and dedicated vehicle access through an adjacent public car park. The property is held on the Scottish equivalent of a freehold, with offers over £175,000 invited, inclusive of fixtures, fittings, and goodwill. Elgin is a vibrant town with excellent amenities, strong transport links, and a steady influx of tourists, making this an outstanding opportunity for new owners to revive and build upon the legacy of the Northern Fish Restaurant.



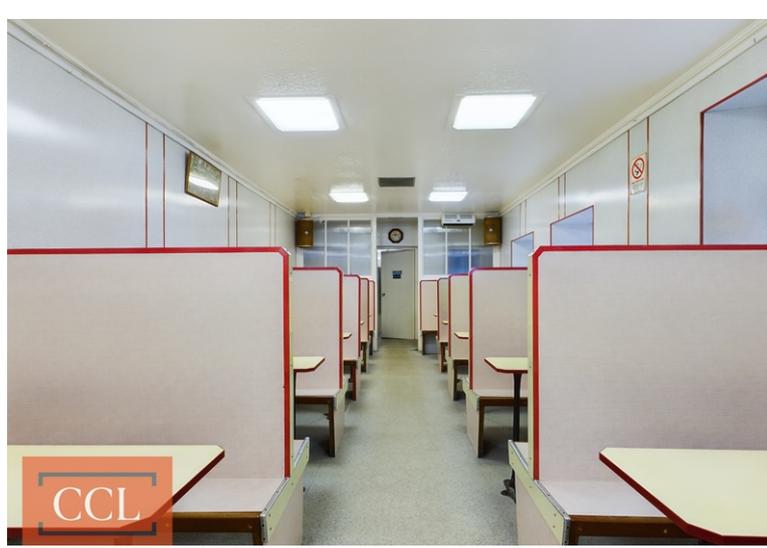
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Situation: The Northern Fish Restaurant is situated in a prime trading location on the High Street in the city centre of Elgin. It is just a short walk from Elgin's main high street and all local amenities, including doctors, dentists, sporting facilities, the post office, and schools, many of which are in close proximity to the property. Elgin itself is a lively and charming town with a population of around 24,000 people. For those seeking further education, Elgin is also home to Moray College UHI, which provides a range of courses for approximately 10,000 students. Elgin attracts a high level of tourists year-round, drawn by its local distilleries, castles, and world-class golf courses. Transport links are excellent, with both a bus station and train station providing easy access to Inverness and Aberdeen. The larger cities of Inverness and Aberdeen are within easy driving distance—38 miles and 64 miles respectively—both of which have airports with regular daily scheduled flights.



Business: The Northern Fish Restaurant proudly served the community for over 60 years, with the most recent proprietor managing the business for over 20 years before retiring. Ideally situated in a large residential area and close to a secondary school, Elgin Retail Park, and numerous businesses, the restaurant enjoyed a prime location. Operating as a traditional Fish & Chip shop and takeaway, the Northern Fish Restaurant earned an enviable reputation for quality and service. Prior to closing, it was open daily from 9:00 am to 10:00 pm, except on Tuesdays and Wednesdays when it remained closed. The business was efficiently managed by the owner, supported by three part-time staff, with two people working at any given time. The sale of the business includes all equipment necessary for operation, such as a gas range, oil filter, potato peelers, chipper, fridges, freezers, and microwaves. Before closing, weekly sales averaged around £2,500. The Northern Fish Restaurant is now closed following the owner's retirement, marking the end of a long-standing and much-loved local business. However, it is ideally placed for new owners to take forward into the next chapter of the Northern Fish Restaurant.



The Property: Access to the premises is from the main street through a glazed door, leading directly into the former takeaway area. Running along the side of the building was the cooking and servery section, where customers were greeted and orders prepared. To the rear of the property, the restaurant area was furnished with several fixed booths, providing comfortable seating for up to 40 diners. A popular retro jukebox added to the atmosphere (please note, the jukebox is not included in the sale). At the back of the property, a large storeroom and preparation area housed essential equipment such as the potato peeler, chipper, fridges, and freezers. A side door opens onto a private, enclosed alleyway, which also provides access to the maisonette located above the shop.



External: There is access via a private alley to the rear of the restaurant. Entrance to the rear is via a locked gate from the High Street. There is private vehicle access via the adjacent public car park.

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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 the services, appliances and things 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.