



Former Inverbervie Chipper, 1 Cowgate, Inverbervie, DD10 ORL

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

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.

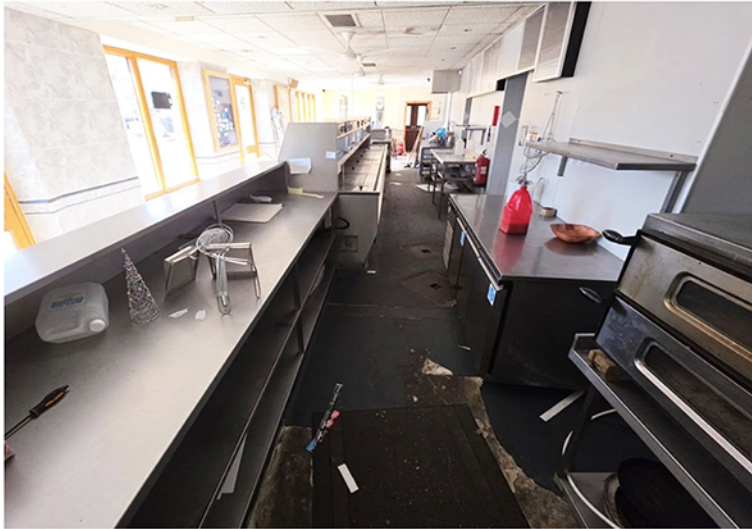
PROPERTY

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)



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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.