



*Your Fraserburgh Solicitors*



**35 BROAD STREET, FRASERBURGH,  
AB43 9AE**

**Offers Over  
£10,000**

- ESTABLISHED CATERING BUSINESS • SHOP FRONT WITH SEATING
- FULLY EQUIPED KITCHEN
- EPC RATING – G



SERVICE COUNTER



SEATING AREA



KITCHEN



KITCHEN STORAGE AREA



CafAnns is a centrally located popular takeaway/café which has been established for 3 years. The kitchen is well equipped with modern appliances and set up to be easily run.

The property is currently leased which will be assigned subject to the landlords approval.

All kitchen equipment is included in the price and a summary of accounts is available to agents.

### **ENTRY**

By arrangement.

### **VIEWING ARRANGEMENTS**

Call agents on 01346 514545.

## **Measurements**

CAFE – 6.1M X 3.1M

KITCHEN – 5.4M X 3.3M

OFFICE- 3.4M X 1.6M

WC – 1.7M X 1.3M