

McEwan Fraser Legal
Solicitors & Estate Agents

ARBROATH ROAD

Cafe House

Since MMVIII

Open 7 Days a Week

Bosphorus
BREAKFAST & LUNCH KEBAB & PIZZA HOUSE TEL. 462017

Kebabs &

Since MMV

Open 7 Days a Week

At any time

Mon - Sat
8 am - 6 pm
45 mins
No return
within 75 mins

No loading
Mon - Sat
8.00 - 9.30 am
Noon - 2.00 pm
4.30 - 6.00 pm



Welcome to
Breakfast & Lunch
Monday - Friday
7am - 3pm
Saturday & Sunday
9am - 3pm
Evening
Monday - Thursday
5pm - 12pm
Friday - Sunday
5pm - 1am
Don't cook
JUST EAT
ORDER FROM US ONLINE

BURGERS
KEBABS
PIZZAS

Free Delivery For Day
All orders over
£10.00
£7.50

Choose a drink for free
with any order
of 2 or more
Kebab's
Large Chips
& Sauce of your
choice
£5.50

BOSPHORUS CAFE, KEBAB & PIZZA HOUSE TAKEAWAY MENU CALL FOR HOME DELIVERY FREE ROSETT

ITEM	PRICE
Small Kebab	£4.50
Medium Kebab	£5.50
Large Kebab	£6.50
Small Pizza	£4.50
Medium Pizza	£5.50
Large Pizza	£6.50
Small Burger	£3.50
Medium Burger	£4.50
Large Burger	£5.50



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Bosphorus Cafe & Takeaway, 14 Arbroath Road

DUNDEE, TAYSIDE, DD4 6EP



Dundee

Bospherous Café is situated on Arbroath Road, with a good mix of residential and commercial properties in the vicinity. The road is a main commuter link for those travelling home and therefore offers opportunity and potential for passing trade as well as regular patronage.

Dundee is situated on the north bank of the Firth of Tay, and bounded by the Sidlaw Hills, modern Dundee is known as the 'City of Discovery' - a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth largest city.

Dundee has two world-class universities, some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all the family.





McEwan Fraser Legal is delighted to be able to present to the market this rare and unique fully fitted freehold Cafe/takeaway opportunity located on Arbroath Road. The property has been trading well over the last few years under the current owners care and it has the ongoing potential utilising its location, space and trading hours to be developed in a plethora of different ways. At the moment the Cafe/takeaway serves a limited trading position that could very easily be extended to include breakfast, lunch-time dining or even a more relaxed cafe/takeaway operation given the current layout and size of the space available. There is also an opportunity to reconfigure the place and develop a completely different format. Bosphorous is a well-established takeaway with a regular clientele and a loyal customer base that has been providing great repeat business over the past many years.

The current owners are relocating for family reasons and have built this profitable business from scratch turning it into a well equipped, turnkey opportunity, anyone in the catering business will appreciate the potential on offer. The premises are licensed for hot and cold food and hold a late license till 1 am Friday to Sunday and 12 am Monday to Thursday.

There is massive potential to increase the turnover with further marketing strategies and by increasing the delivery range within the city. The sale price includes the freehold property, goodwill and a premium for all of the kitchen contents, including all front of house display units and furniture. Accounts are available on request for parties noting interest.

The property consists of a double front shop area which includes a seating area, a well laid out rear kitchen, including a wide range of cooking equipment, fridges and freezers, salad bar, serving hatch, and disabled toilet. A full list of contents is available on request.

This is a rare opportunity to acquire a turnkey takeaway business that offers an immediate start for the new owners in this very popular part of Dundee. Viewings are strictly by appointment only.

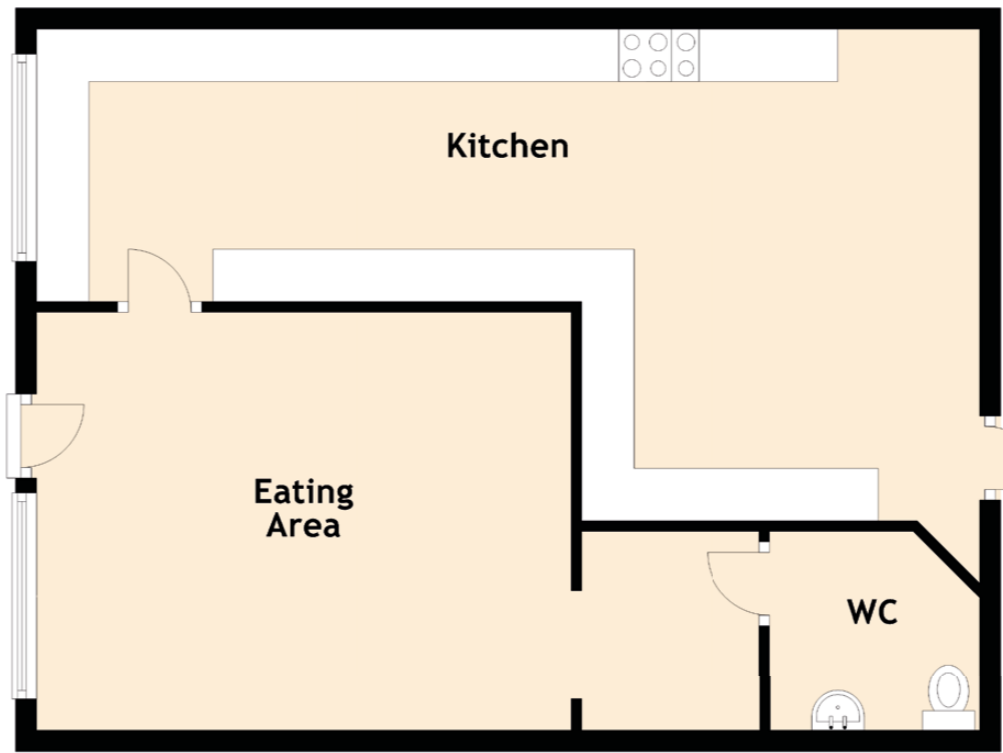
Tenure: Freehold
Covers: 20+ (potential to increase this number).

The Kitchen





Specifications



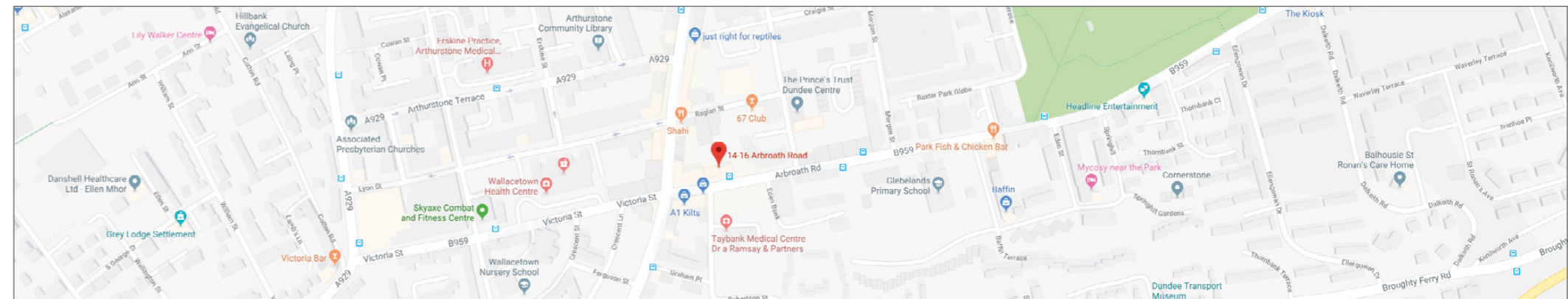
Approximate Dimensions (Taken from the widest point)

Eating Area 5.10m (16'9") x 4.00m (13'1")

Kitchen 9.00m (29'6") x 4.40m (14'5")

WC 2.00m (6'7") x 1.90m (6'3")

Extras (Included in the sale): To be discussed at a formal offer.





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Proud Club Sponsor

Part
Exchange
Available



Text and description
JAYNE SMITH
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
HAYLEY MATEAR
Designer

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