



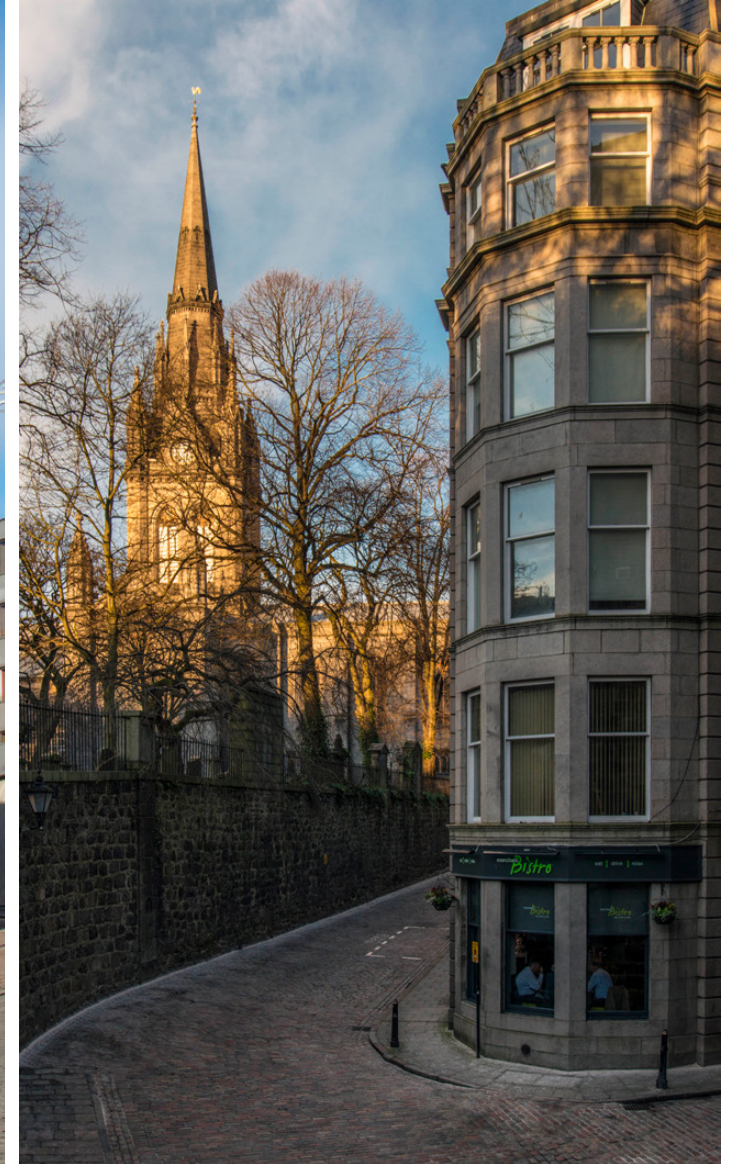


The Location

Torry is separated from the heart of Aberdeen by the River Dee. A wide range of shops are available locally and there is an active social and recreational life with facilities ranging from a swimming pool, community centre and golf course. There is also a choice of primary schools and secondary education.

The city centre is within easy walking distance and is well served by public transport. The city provides all that one would expect from modern day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants and eateries galore, with fantastic theatres and cinemas to enjoy. You also have some superb recreational and leisure facilities all within easy reach and a multitude of activities for the outdoor enthusiast.

The city offers excellent bus and rail service with national and international flights being provided from Dyce Airport. The main East Coast Rail Network operates from Aberdeen providing a link to the central belt, the south and beyond and west to the city of Inverness.



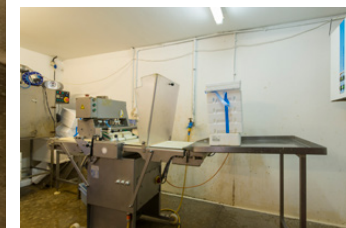


Blue Sea Products Ltd

Only available due to ill health and early retirement, this well known local business based in Torry has grown through the owner's commitment to supplying only the best fish and sea products. This well established fully functional local fish factory has a long trading history and offers excellent potential to expand its operations.

The fish factory is owner operated with minimal staff and provides a full range of fish and sea products to local customers and is an established local business. The unit is freehold and is on two floors, the factory floor is fully operational with a variety of fish processing machinery in order to fulfil the operation of the fish processing and seafood preparation. This includes a large fish counter, a commercial smoking machine, filleting machine, vacuum packing facility, large freezer storage and cool room storage.

The first floor has a kitchen area, toilet facilities and additional rooms including a good range of storage cupboards. At present this has minimal usage but would allow the company to expand its staff operations if required by the new owners.





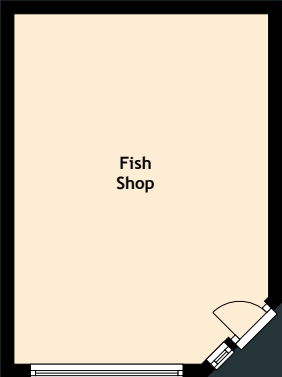
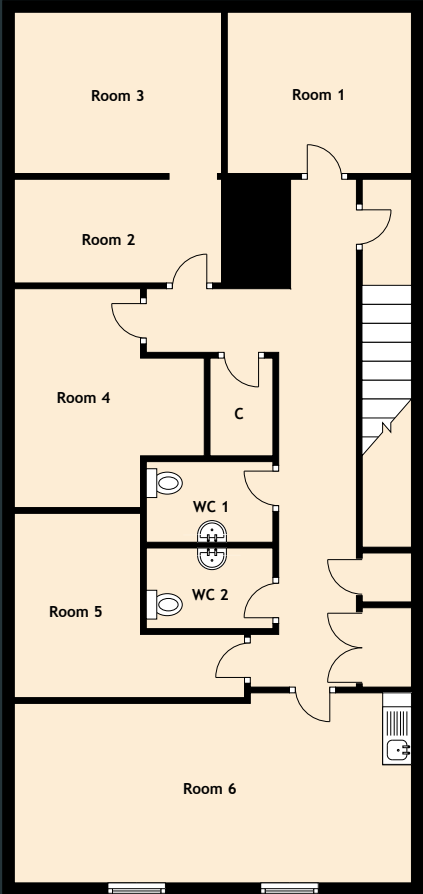
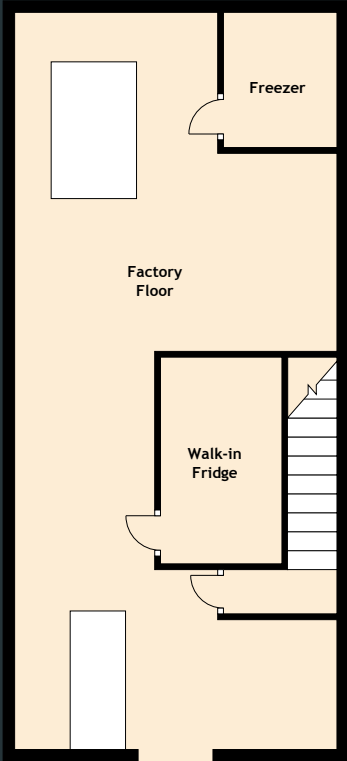
In addition, the company has a local fish shop unit in Countesswells in the west end of Aberdeen which serves the local community and has excellent trading figures. This is an easy to manage shop and has proved over the years to be a very profitable outlet to the factory.

www.aberdeenfishshop.co.uk/

Viewing is strictly by appointment only.



Specifications & Details



Approximate Dimensions (Taken from the widest point)	
Factory Floor	12.80m (42') x 5.60m (18'4")
Room 1	3.20m (10'6") x 2.80m (9'2")
Room 2	3.60m (11'10") x 1.80m (5'11")
Room 3	3.60m (11'10") x 2.80m (9'2")
Room 4	3.80m (12'6") x 3.30m (10'10")
Room 5	4.00m (13'1") x 3.20m (10'6")
Room 6	6.90m (22'8") x 3.30m (10'10")
WC 1	2.20m (7'3") x 1.40m (4'7")
WC 2	2.20m (7'3") x 1.40m (4'7")

Fish Shop 5.50m (18'1") x 4.00m (13'1")

Gross internal floor area (m²): 183m²

EPC Rating: D

Extras (Included in the sale): A full list of equipment and machinery with be provided on request to interested parties only. Accounts are available on request from buyers who have noted an interest via their solicitor or accountant. The shop unit is on a ten-year lease with over eight years remaining and will be assigned on purchase.

Factory Location

The map shows the River Dee flowing through the center. To the left of the river, there are several roads including North Esplanade West, South Esplanade West, and Wellington Road. To the right of the river, there are more roads such as North Esplanade East, South Esplanade East, and Sinclair Road. A red pin is located on the South Esplanade West road, near the Glasgow City Hall. Other landmarks include the Glasgow City Hall, PO, and various residential areas.

image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



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Part
Exchange
Available

A gold medal award from The Sunday Times and The Times, Scotland Estate Agency of the Year 2016. The medal is circular with a gold border and features the text "GOLD", "SCOTLAND ESTATE AGENCY", "of the YEAR", and "2016". Below the medal, the logos for "THE SUNDAY TIMES" and "THE TIMES" are displayed.



Text and description
ANDREW REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer