

BUSINESS FOR SALE

Ref: 9207

# The Tuck Inn

44 High Street, Edzell, Angus, DD9 7TA



Passionate about selling your business.

# Business & Property: £159,995

EPC rating: E / Business rates: TBC

Annual Turnover: £230,023

Gross Profit: £130,462

Latest available accounts

5th Apr 2025

## Fish & Chips Restaurant/Takeaway - Edzell

Blacks Brokers are pleased to bring to the market this freehold fish and chips restaurant/takeaway located in Edzell.

- ✓ Located In The Heart Of Edzell
- ✓ Accounts Available To 5th April 2025
- ✓ Annual Turnover / Gross Profit £230.023 / £130,642
- ✓ Established Since 1970's
- ✓ Tourist & Local Customer Base Year-Round
- ✓ Popular 28-Seat Restaurant & Takeaway
- ✓ Limited Competition In The Village
- ✓ Growth Potential With Online Ordering



## About

The Tuck Inn is a well-established business that has been serving the local community and visitors to Edzell since the 1970's. Renowned for its traditional home cooking, the business operates as a 28-seat restaurant offering meals, snacks, home baking, teas, and coffees. Additionally, it functions as a fish and chip takeaway and ice cream shop, catering to both regular patrons and tourists. The business has earned a strong reputation for quality, with positive customer reviews highlighting the excellence of its fish and chips and ice cream.

The owner is now retiring, presenting an excellent opportunity for a new owner to take over a well-regarded establishment with significant potential for further development.

## Location

The business is located in Edzell, Angus. Edzell is a charming village known for its scenic surroundings, attracting tourists visiting the Angus Glens, Edzell Castle, and Glen Esk. The village benefits from a strong local community and steady footfall from visitors. The A90, a key route between Aberdeen and Dundee, is located nearby, making Edzell a convenient stopping point for travellers and road trippers.

## Premises Details

The business operates from a well-maintained premises on Edzell's High Street, benefiting from excellent visibility and accessibility. The restaurant has seating for 28 customers, creating a cosy and inviting atmosphere for diners. The takeaway area is efficiently designed to serve fish and chips, ice cream, and other fast-service items. The kitchen is fully equipped with commercial-grade appliances, allowing for efficient preparation of a diverse menu. Storage facilities, including refrigeration and dry goods areas, are well-organised to support the business's operational needs. The property layout ensures smooth workflow for staff while providing a pleasant experience for customers.



## Financial Information

The business has demonstrated strong financial performance. Accounts for the year ending 5th April 2025 report an annual turnover of £230,023 with a gross profit of £130,642. These figures highlight a robust operation with potential for increased revenue through strategic marketing and service expansion.

During the quieter months, the business employs 10 staff members, increasing to 16 in the peak season through a mix of full-time and part-time employees

## Fixtures & Fittings

All fixtures and fittings included

## Opening Hours

The business has been operating throughout the year, seven days a week, with variations in opening hours and staffing levels between winter and high season.

## Summary

The Tuck Inn represents a rare opportunity to acquire a well-established and profitable business in a desirable location. With its strong reputation, steady local customer base, and significant passing trade, the business provides a solid foundation for a new owner to build upon. Opportunities for growth exist through online ordering, delivery services, and targeted marketing. The current owners are now seeking a buyer who can continue to develop and expand the business while maintaining its excellent reputation within the community.







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## Contact

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