



FOR SALE

BUSY CAFÉ BUSINESS WITH GENUINE POTENTIAL TO DEVELOP

Marie's Little Cake Shop, 123 High Street, Auchterarder, Perthshire, PH3 1AA

Existing café with on-going trade

Attractive position in affluent Perthshire town

Immaculately presented to top quality standard throughout

Attractive enclosed garden to rear

Potential for alternative retail uses

Energy Performance Rating Band E

Offers over £160,000

LOCATION

Occupying a prominent position on the North side of High Street, Auchterarder, the property is situated in a central position within the town. It's effectively opposite the Co op store and the Crown Inn Wynd Car park which provides extensive free parking facilities.

Auchterarder is an affluent town in Perthshire, with a population in the region of 4,000. It lies just off the A9 trunk road, approximately 13 miles South West of Perth and 21 miles North East of Stirling.

Gleneagles lies to the West of the town and tourism provides a significant level of visitors to the area throughout the year.

The location of the property is shown on the undernoted plan.



DESCRIPTION

Our clients acquired the premises in 2016 and have undertaken a comprehensive refurbishment programme to the entire property. As a result, the premises are fitted and equipped to a top quality standard throughout.

The front sales area is fitted with a glazed display patisseries counter and the walls are shelf lined for display purposes. There are a couple of tables situated to the front for sit in trade in addition to further tables to the rear. Seating is provided for 15 covers.

Situated to the back of the shop is an area utilised by our client for cake and baking classes. This area could readily provide additional seating. Located off the sales area is an accessible WC.

The kitchen is spacious and fitted to a comprehensive modern standard with a shelved walk in store off.

To the rear of the property is an enclosed garden which could potentially be utilised for an external seating area. Within the garden is a large store in addition to a shed.

There is on street parking to the front of the property and there is a large car park effectively directly opposite the shop.

ACCOMMODATION

We would summarise the accommodation as undernoted:-

Retail unit: Front sales, rear sales, WC, kitchen and store
Gross internal area 49.7 m² (535 sq ft)

External: Store, shed and enclosed garden grounds.

The above areas are approximate and provided for information purposes only.

THE BUSINESS

Our client commenced trading in late 2016, operating as Marie's Little Cake Shop, the property having been subject to significant investment/upgrading prior to opening.

Initially the business offered various cakes, tray bakes and similar to take away with a few tables provided for sit in trade. Due to significant demand for sit in trade, additional covers have been provided to accommodate this and from October 2017, the business has traded as a coffee shop.

The business currently operates from 10 am – 4 pm, 5 days, closed on Sundays and Mondays which undoubtedly offers excellent potential for a new owner to develop the business further.

TRADE INVENTORY

Trade inventory which, we are advised, is owned outright and is not subject to any lease purchase, hire contract or similar finance arrangement.

RATES

Reference to the Assessor's website has shown that the subjects are entered in the current Valuation Roll at Rateable Value £9,100.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the Energy Performance Certificate is available upon request, however, the rating is E.

PRICE

Offers over £160,000 are sought for the benefit of our clients interest.

ENTRY

Early entry can be afforded on conclusion of Legalities.

OFFERS

All offers should be submitted in Scottish legal terms to DM Hall.

FINANCE/BUSINESS MORTGAGES

DM Hall are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and would be happy to effect the necessary introductions if required.

VIEWING

All viewing must be arranged and accompanied via marketing agents.

CONTACT

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