

LONG ESTABLISHED BUTCHERS BUSINESS
FOR SALE

BRIDGES
104 HIGH STREET
KINROSS



- QUALITY BUTCHER WITH EXCELLENT REPUTATION
- PIES, HAGGIS AND BLACK PUDDING MANUFACTURED ON SITE
- FULLY FITTED AND EQUIPPED TO A GOOD MODERN STANDARD
 - TURNOVER CIRCA £250,000, NET OF VAT
 - SPACIOUS 2 BED FLAT ABOVE

OFFERS OVER £275,000

REF: BS270045

LOCATION

The subjects are centrally located on the West side of High Street, directly opposite the junction between High Street and Burnsbeg Street within the town of Kinross. The workshop and flat are entered from the lane which runs from the side to the rear of the property (Parliament Square).

Kinross lies just East of junction 6 on the main M90 Edinburgh to Perth motorway on the Western shores of Loch Leven approximately 26 miles North of Edinburgh city centre and 15 miles South of Perth.

The main street through Kinross is actually the A977 which leads on Northward through Milnathort and thereafter links directly to the A91 North Fife road which runs to Cupar and St Andrews in the Northeast of the region and also links to the A92 and North up to Dundee.

Kinross is a popular day-trip and tourist destination with Loch Leven just a five minute walk from the shop.

The location of the property and town are shown on the undernoted plan.



DESCRIPTION

The subjects lie within a two storey attic and basement corner building with the workshop/preparation area in a separate building to the rear. The butcher shop is located on the ground floor with basement storage, and the residential flat is situated on the first and attic floors.

The main retail sales area is fitted and equipped to a good modern standard with a large cold refrigeration display various upright refrigeration units to the rear and shelved units to the side. The basement storage area is accessed by means of a hatch and fixed timber ladder to the rear of the sales area.

Contained within a separate building to the rear but immediately adjacent to the back door of the shop is a workshop/preparation area with male and female toilet facilities. There are two preparation areas, the principal one having laminate wipe down walls and ceiling, and a substantial extraction hood is installed. It is fitted with stainless steel sinks and a washhand basin, and electric fluorescent lighting is installed. The concrete floor is drained, and the workshop contains a variety of walk in and free standing cold stores and freezers.

The residential element is entered separately by means of a doorway to the rear from the lane, with stairs leading up to the first floor area and is arranged to provide a lounge, two double bedrooms, a newly fitted kitchen and bathroom. The flat is current unoccupied but is ideal for owners accommodation or could be let to generate extra income.

ACCOMMODATION

We would summarise the accommodation as undernoted:-

| | |
|-----------------------------------|--|
| Sales area | 46 m ² (495 sq ft) |
| Basement | 13 m ² (140 sq ft) |
| Rear workshop / toilet facilities | 98 m ² (1055 sq ft) |
| Owners accommodation | Lounge, two double bedrooms, kitchen, bathroom |

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

THE BUSINESS

Our client acquired the business in March 2005, operating as a quality butcher with an excellent reputation for its fresh produce.

An extensive range of fresh meat is available from selected local suppliers. Pies, sausages, black pudding and haggis are all manufactured on site. Meats for the delicatessen counter are also baked on the premises.

Supplementing the butchery aspect, is a range of grocery items which include local free range eggs and fruit/vegetables. The dairy selection of meats, cheese, pates, etc are popular.

The shop benefits from a loyal local trade and a good custom from the surrounding areas.

Opening hours are currently 8 am – 5 pm, Monday – Friday and 8 am – 4.30 pm on Saturday.

The business is operated by two full time butchers and an apprentice butcher. A part time butcher assists on the busy Fridays & Saturdays in addition to a couple of part time counter staff as required.

Financial documentation will be provided to interested parties after viewing. Sales for the year ended March 2007 were £247,746, net of VAT.

TRADE INVENTORY

The asking price includes the 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:-

| | |
|-----------|--------|
| Main Shop | £4,400 |
| Workshop | £1,875 |

PRICE

Offers over £275,000 are sought for the property goodwill, fixtures and fittings, with stock available over and above at valuation.

The shop and business may be acquired separately from the flat, if preferred, and further information will be available on request.

Our client may also consider leasing the business premises on the basis of a full repairing and insuring lease, the terms of which are open to negotiation. The proposed annual rental is £11,000 and premium offers around £60,000 are sought for the business.

As would be expected under the terms of a traditional lease, the incoming tenant will be required to demonstrate their ability to fulfil their obligations under the lease, in particular financial obligations, and references will be requested at an early stage, without exception.

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

Viewing is strictly by appointment and arrangements can be made by contacting **Suzanne Lawrie** or **Linda McGregor** at this office on **0131 477 6000 (option 3)** or by e-mail at business.sales@dmhall.co.uk

Date of publication October 2007

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