



Superb Bakery Business with Owner's Accommodation

6 High Street, Moffat, Dumfriesshire, DG10 9EU Ref. 2770

This is an excellent opportunity to acquire this well established award winning bakery in the affluent market town of Moffat.

Annual net sales of £314,000 with excellent gross profit margins.

A superb 3 storey High Street property with highly visible shop and spacious bakery to the rear.

Large 3 bedroom owner's accommodation above the shop.

Business, owner's accommodation, fixtures and fittings for sale on a leasehold basis at offers over £90,000.

Option to purchase freehold property available by separate negotiation.

VIEWING IS HIGHLY RECOMMENDED

However is strictly by appointment through The Business Sales Agency.
No approach may be made directly to the property nor should enquiries be made of any staff at the premises.

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www.businesssalesagency.com

The Business Sales Agency, 38 Queen Street, Glasgow, G1 3DX

**Superb Bakery Business with Owner's
Accommodation Ref. 2770
6 High Street, Moffat, Dumfriesshire, DG10 9EU**

Type of business:

Being the only bakery in Moffat, this award winning business is a consistently profitable operation and is only offered for sale due to the owners wish to retire.

A family run business established for over 90 years this bakery has a highly visible High Street location, free on street parking and no local competition. It is very popular with local residents and tourists alike and with all ages of customers from school children to the elderly.

Ideally suited to an owner operator or couple who could run it with the existing shop and bakery staff.

Flat above provides spacious owner's accommodation.

Moffat is a popular town situated just off the M74 in Dumfriesshire in southern Scotland and has a population of almost 4,000 inhabitants.

Financial information:

Annual net sales for year to 30 September 2023 were £314,000. All equipment, fixtures and fittings are owned outright will be included in the lease agreement.

Further financial information can be made available to serious interested parties after viewing.

Opening hours:

7am-3.30pm Monday to Friday, 7am-3pm Saturday.

Staff:

The husband and wife owners run the business with 3 experienced bakery staff and 4 shop staff.

Premises:

The premises are a highly visible property in the heart of Moffat. The shop and bakery are on the ground floor with an additional basement area extending under the shop. There is rear access for deliveries and staff parking.

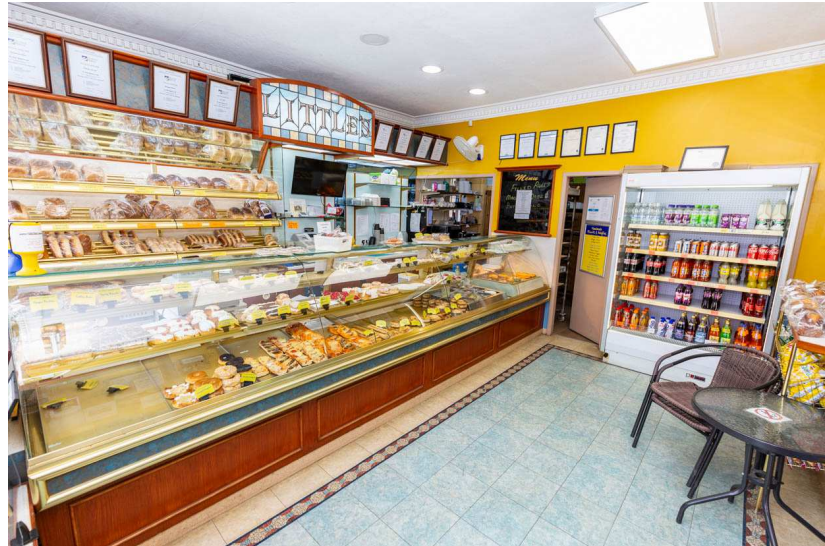
With side access separate from the shop, the owners accommodation extends over the first and second floors of the property.

The flat comprises a large bright lounge to the front, a spacious family size dining kitchen, family bathroom with both bath and separate shower, and three good sized bedrooms. Gas central heating.

Tenure:

Leasehold. Annual rent for shop, bakery and owner's accommodation £1,750 per month. Shop and bakery have a rateable value of £10,600 so no rates are payable.

Flat is council tax band D.





Chanley 4 Deck Electric Oven - 2 High Crown, 2 Low



Walk-In Freezer Room



High Speed Mixer & BDM Divider Moulder



60 Quart Mixer

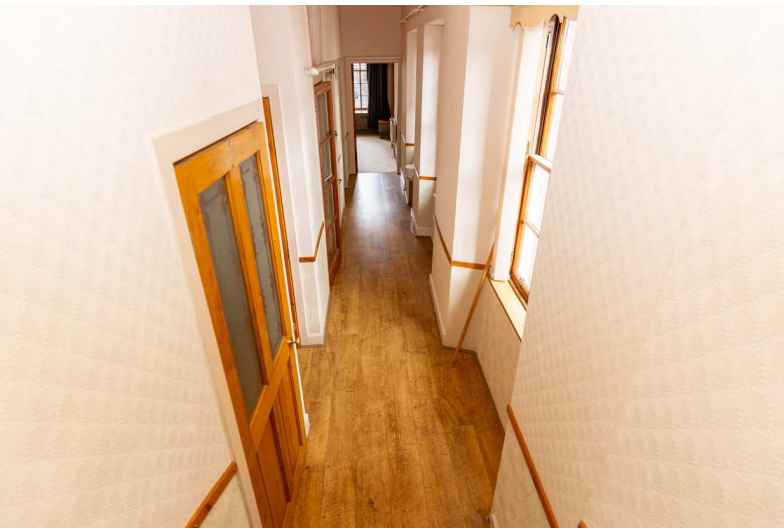


2 Rack Retarder Prover



Pastry Brake

Agents Notes: These particulars are for the general guidance of interested purchasers and lessees and do not form part of any offer or contract. All descriptions and any other details are given without responsibility on the part of The Business Sales Agency or their vendor client and any intending purchasers should not rely on them as statements or representations of fact. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer by inspection or otherwise. Neither The Business Sales Agency nor their employees make or give any warranty whatsoever in relation to the business and/or property described herein.



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