



Fully Equipped Bakery, Shop & 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 £310,000 with excellent gross profit margins.

Housed in a superb 3 storey freehold High Street property, the highly visible ground floor shop has the spacious bakery to the rear. On the first and second floors there is a large 3 bedroomed flat suitable for owners accommodation or as a separate rental property.

Freehold property recently valued at £270,000.

Freehold property of bakery and flat above, business, equipment, fixtures and fittings for sale at offers over £425,000.

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

THE
BUSINESS SALES
AGENCY

Fully Equipped Bakery, Shop & Accommodation
6 High Street, Moffat, Dumfriesshire, DG10 9EU
Ref. 2770

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 can be spacious owners accommodation or additional income as a rental property.

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 in 2022/2023 of £310,000. In addition there was rental income from the flat above of £7,800. All equipment, fixtures and fittings are owned outright and are included in the sale.

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.

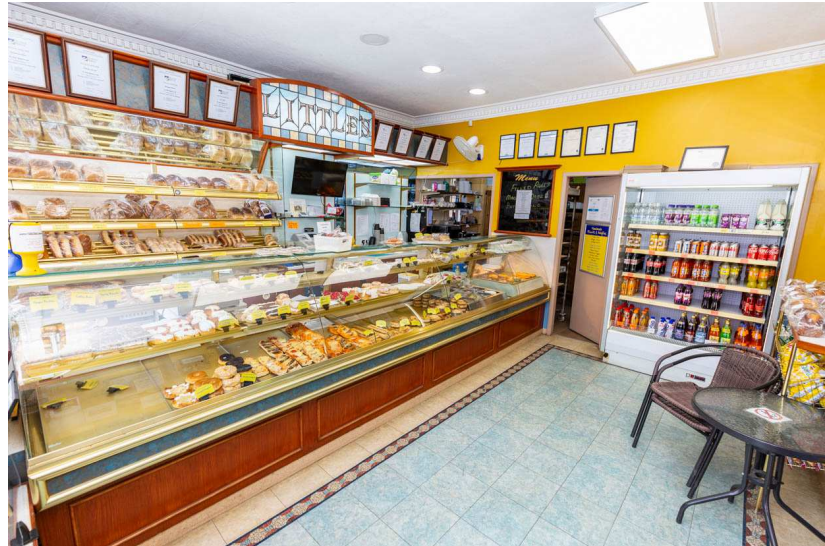
With side access separate from the shop, the flat extends over the first and second floors of the property. It was originally the owners' accommodation but has been rented out on a successful basis for the last few years.

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:

Freehold. 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

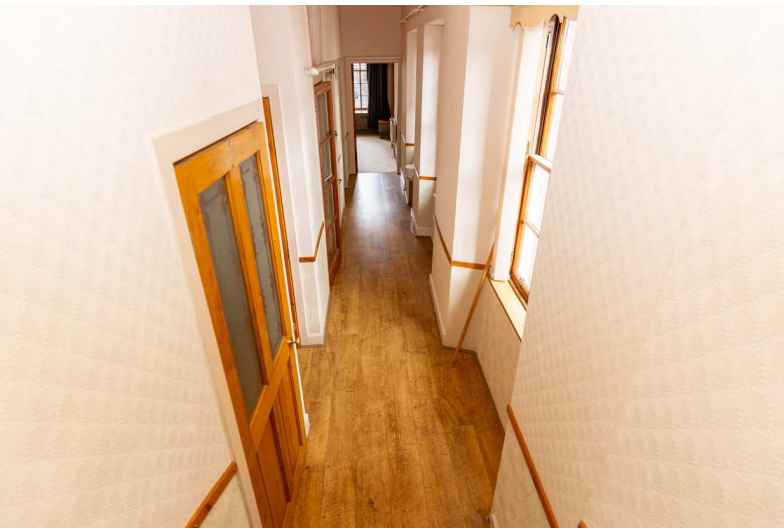


2 Rack Retarder Prover



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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