

BUSINESS FOR SALE

CAFÉ / BAKERS

Well established & reputable
local business

Prominent roadside
trading position

Fully-fitted & well presented

Freehold sale
(Due to retirement)

Qualifies for 100% rates relief

Offers Around: £230,000



VIRTUAL TOUR



WHAT 3 WORDS



'GRAHAMS BAKERY' 29 HIGH STREET, LOCHMABEN,
LOCKERBIE, DG11 1NG

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Location

'GRAHAMS BAKERY' 29 HIGH STREET,
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The subjects occupy a prominent roadside trading position within the heart of Lochmaben town centre.

The former Royal Burgh of Lochmaben is a historic town with a rich heritage including Lochmaben Castle which was once the home of Robert the Bruce, King of Scots.

The town has a resident population of around 2,100 and occupies a picturesque setting in the Annandale Valley surrounded by scenic lochs and countryside.

The largest of the lochs, Castle Loch, is one of the earliest Local Nature Reserves and is a site of national & international importance in respect to its birdlife.

Lochmaben is set on the A709 between the regional capital of Dumfries and the larger market-town of Lockerbie, which provides a connection to the A74(M)/M6 motorway and benefits from a station on the West Coast Main Line railway.

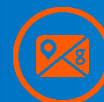
The property lies on the broad tree-lined High Street, bookended by the Town Hall and Parish Church, with on-street parking and public transport links available on both sides.

The subjects are also positioned at the end of Well Vennel which connects to Kirk Loch caravan site and Lochmaben Golf Course.

Local amenities include a doctor's surgery, dental surgery, pharmacy, and a community hospital, together with a children's nursery and a primary school. There are also various retailers, salons, takeaways and two public houses / hotels.

Other facilities include municipal parks, nature trails, a bowling club, all-weather tennis courts, and a sailing club.

**Freehold sale of reputable café / bakers
business in charming historic town**



FIND ON GOOGLE MAPS



Description

'GRAHAMS BAKERY' 29 HIGH STREET,
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The subjects comprise a well-presented ground floor Class 3 unit with attractive traditional sales frontage.

The unit forms part of a larger two-storey corner terraced building of red sandstone construction surmounted by a pitched and slated roof, together with additional rear projection.

The sales frontage includes ornate stonework, large display windows with stained-glass and retractable awnings set either side of a recessed entrance door, a partial return frontage, and full-width fascia signage.

The internal accommodation extends to an inviting open-plan café / sales area and kitchen with separate preparation area, toilet and store at the rear.

The café is presently furnished to provide circa 12 internal covers and 6 external covers on the public footpath.

The property is well appointed and therefore offers a genuine walk-in condition.

The floors have a decorative tile finish or are covered with sheet vinyl. The walls and ceilings are lined with a painted timber / papered finish or clad with PVC paneling. Natural daylighting is also provided at the rear via uPVC casement windows.

The fit-out consists of modern fitted storage units and worktops with integrated hob, oven, and stainless-steel sinks together with a recently refurbished extraction system. Sanitary fittings are also on modern lines.

Further storage space is provided by custom-built cabinetry and a full-height fitted cupboard.

FLOOR AREA	m ²	ft ²
Ground Floor	44.98	484

The above floor area has been calculated from on-site measurements and is stated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Gallery

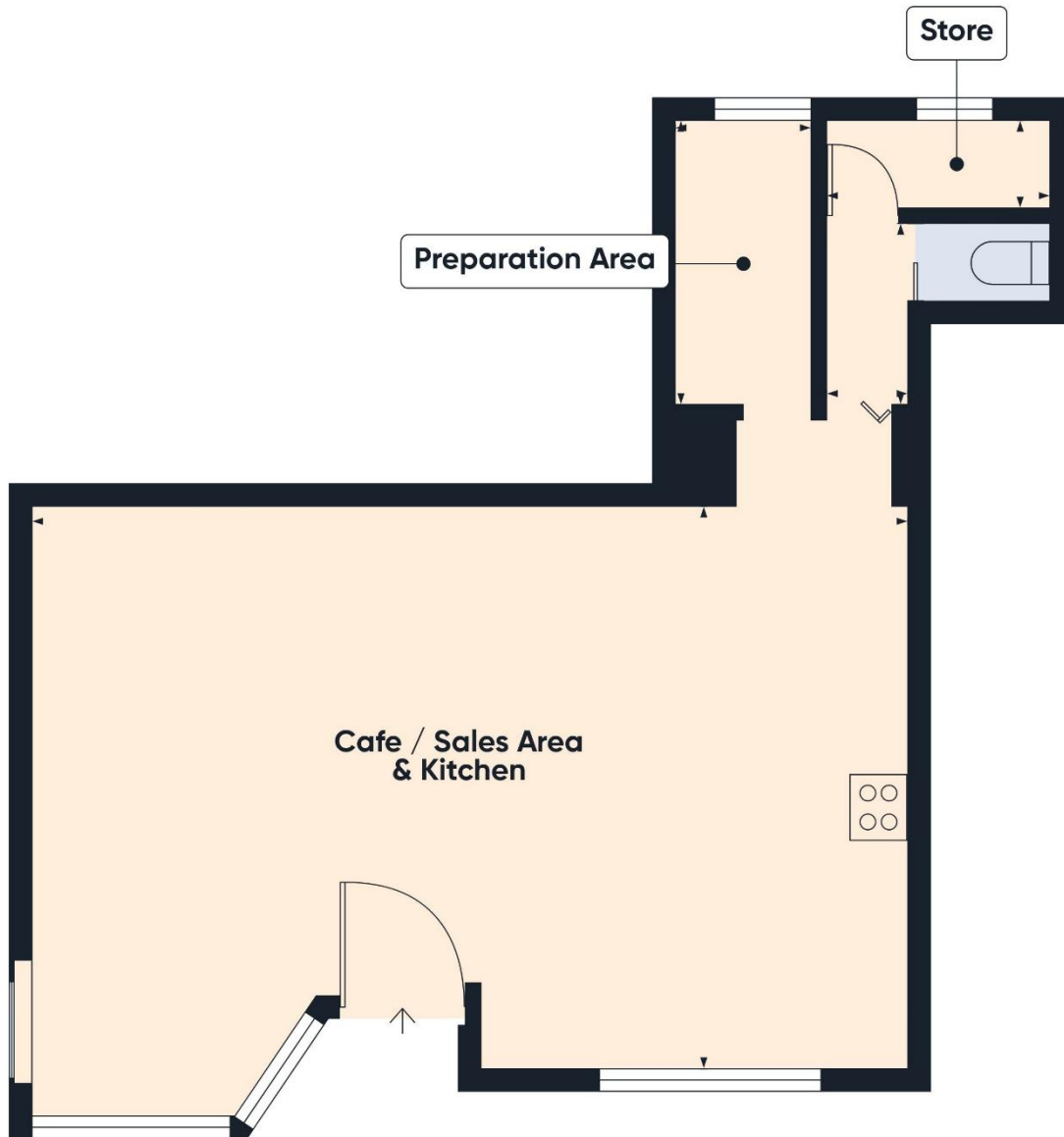
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Floorplan

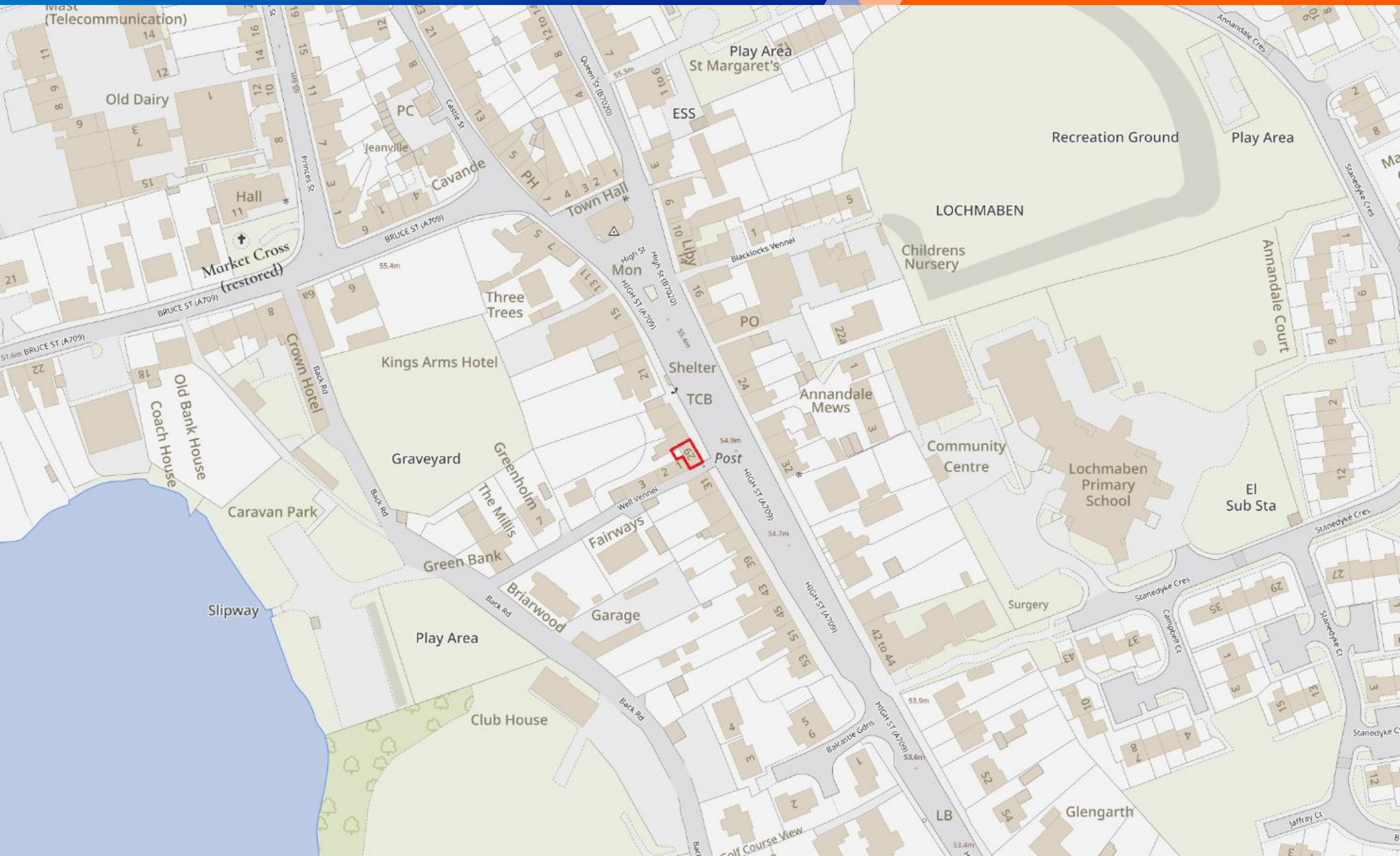
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Location Plan

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The Business

The unit is well established as a café / bakers having traded as such for several decades, with the naming as 'Grahams Bakery' introduced by the current owner in 2010.

The business has a strong local reputation and benefits from a loyal customer base, whilst also being impeccably positioned to capture passing trade.

Opening hours are generally between 05:00 and 16:00 from Monday to Saturday, with the business operating all year.

In addition to sweet treats, the current menu offers all day breakfasts, hot & cold filled rolls, sandwiches, wraps and paninis, soups, filled baked potatoes, wholesome main meals, and a variety of hot & cold drinks. A children's menu is also available.

We understand all trade equipment, including a chilled display counter, drinks fridges, coffee machine, griddle, grill, microwaves, worktop-oven, mixer, bread-slicer, fridges, chest freezer, and dishwasher are owned outright and will be included as part of the proposed sale. A full inventory is available on request.

Further information on the business and copy accounts will be made available to genuinely interested parties, following a viewing.

Services

We understand the property is connected to mains supplies of water, electricity, and drainage.

Rateable Value

RV - £4,200.

The property therefore qualifies for 100% rates relief under the Small Business Bonus scheme, subject to occupier eligibility.

Planning

We are verbally advised the property is registered as having a Class 3 (Food and Drink) consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

Price & VAT

Purchase offers around **£230,000** are invited.

We are verbally advised that the property is not VAT elected.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

Energy Performance Certificate (EPC)

Energy Performance Rating: Pending
A copy of the EPC is available on request.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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