





- Attractive delicatessen in a prime location in Ullapool
- Excellent street frontage with a large picture window
- Vibrant business with strong kerb appeal
- Spacious interior offering approximately 42m² of usable space
- Smart open-plan layout designed to enhance customer flow and maximise utility
- Established customer base with loyal local support
- Highly profitable operation strategically located on the renowned North Coast 500 tourist route
- Proven, sustainable business model with clear opportunities for expansion
- Consistent year-round trade, bolstered by strong tourist demand



Description

Jojo Deli is a charming, open-plan delicatessen and bakery located within the Caledonian Building on West Argyle Street—right in the heart of Ullapool. Positioned on the ground floor of a purpose-built terrace, the deli enjoys a vibrant setting surrounded by a mix of retail outlets, with residential properties above, creating a lively and welcoming atmosphere.

The business offers an enticing range of freshly baked goods, takeaway meals, artisan groceries, home-made ice cream and expertly crafted coffees and beverages.

A proud advocate of local produce, Jojo Deli is committed to serving healthy, seasonal fare that celebrates the rich culinary heritage of the Highlands.

Its prime location ensures steady footfall from both locals and visitors, further supported by the convenient on-street parking directly outside. The deli also enjoys a strong reputation, reflected in its impressive TripAdvisor rating of 4.5 (Very Good).



Trade

Jojo Deli operates Monday to Saturday between 9:00 AM and 5:00 PM, and is closed on Sundays.

Trade is strong and the business generates excellent profits. A full menu is available, and orders can be placed in the shop or through various food websites, such as Sluurdy.co.uk. Customers can buy all prepared food and drinks to take away or enjoy them whilst sitting on the pavement seats.

As they champion local producers they sell much local fayre such as locally grown fruit, vegetables, milk and eggs, Westray Shortbread, Salar Salmon and Three Little Bakers baked goods.

They also enjoy trade relationships with niche traders such as Pickelboxx, Highland Fine Cheese and Diforti.

The owner produces and sells her own handcrafted ice cream, which is offered within the deli and made in a separate, rented production facility. This complementary venture is available for purchase through separate negotiation.

Staff

The owner maintains a part-time presence in the business, supported by a team of highly competent and dependable staff who ensure the smooth and professional operation of day-to-day activities.

Reason For Sale

Having owned the business since 2021, it is the owner's desire to sell the business and move onto other business interests that brings this excellent opportunity to the market.

Location

Jojo Deli enjoys a prime location just a short walk from the Caledonian MacBrayne ferry terminal, with twice-daily sailings (once on Sundays in winter) to Stornoway. This makes it an ideal stop for those planning a trip to Lewis, Harris, or the other stunning Hebridean Islands.

The deli also benefits from its position directly on the renowned North Coast 500 route, attracting a steady stream of visitors exploring Scotland's spectacular northern coastline.

Conveniently situated just off the A835, the property is highly accessible and benefits from excellent signage. The immediate area is well equipped with shops, services, and facilities catering to both locals and tourists.

Ullapool, a vibrant village with a strong sense of community, offers schools, a golf course, and a range of social and welfare amenities. It serves as an excellent base for exploring the wider Highlands. Inverness, the Capital of the Highlands, is just a 60-minute drive away, offering a full array of services including an airport and a mainline railway station.

Education is available at Ullapool Primary and Ullapool High School.





The Property

The total floor area being approx. 42m² and the layout is mainly open plan. The front of the property is divided between the sales area and an area housing the counter with the coffee machine placed behind, large chilled display cabinet, ice cream display freezer and shelving to display stock.

To the left is the open plan commercial kitchen comprising stainless steel fittings such as cool cabinets, a free-standing preparation island, shelving and all other expected appliances. A Rational professional oven and hood complete the space.

To the right of the food preparation area is a doorway leading to the kitchen, which is equipped with a worktop, under-counter units, a sink, and a dishwasher. This space also functions well as a breakout area for staff.

To the rear of the building, an internal door provides access to the baking area and the staff WC, which in turn leads to the rear exit. The baking area is fitted with a commercial mixer and a triple bread oven.

The exterior of the property features charming stonework complemented by a duck egg blue, three-quarter glass entrance door and large picture window which floods the interior with natural light. A French-style awning adds a stylish touch, enhancing the inviting, delicatessen-inspired aesthetic.

Business Development Opportunities

Despite already being very successful, the business has significant potential for further growth. Options such as expanding opening hours into the evening offering a more extensive takeaway service.





Grounds

While the property does not include dedicated grounds, it offers convenient rear access for deliveries and features attractive pavement signage and display space.

Services

The business benefits from mains electricity, water and drainage.

Account

Full accounting information will be made available to interested parties subsequent to viewing.

EPC Rating

The EPC rating for the retail unit is F (84).

Title Number

The title number for the retail unit is ROS10764.

Rates / Council Tax

The retail unit has a rateable value of £6,500 as at April 2023, property reference number 03/01/098100/6. The new owners could benefit from the 100% discount on the non-residential element under the Small Business Rates Relief scheme, where eligible.

Internet Presence

Jojo Deli engages a large and active following on Facebook by sharing exclusive offers and showcasing the unique aspects of their business.

Plans

An indicative plan is available upon request from the selling agents ASG Commercial.



Price

Offers over £185,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

Finance & Legal Services

ASG Commercial Ltd is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

Directions

See location map. What3words reference is /// convey.thus.gourmet

Viewing

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 1 Cromwell Road, Inverness IV1 1SX

Tel: 01463 714757

E: admin@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

Offers

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.

