

BUSINESS FOR SALE

LONG ESTABLISHED FAMILY BUTCHERS

Freehold sale

Fully-fitted
ground floor premises

Prime trading position within
affluent tourist town

Includes income producing
rental unit which also offers
scope for business expansion

Qualifies for 100% rates relief
(subject to occupier eligibility)

Offers Around £200,000



VIRTUAL TOUR



‘WALLACE BROS’ 2-4 WELL STREET, MOFFAT, DG10 9DP

CONTACT: Fraser Carson | f.carson@shepherd.co.uk | 01387 264333
Robert Maxwell: robert.maxwell@shepherd.co.uk | 01387 264333 | www.shepherd.co.uk





Location

'WALLACE BROS'
2-4 WELL STREET, MOFFAT, DG10 9DP



The subjects occupy a prime trading pitch within the heart of the town centre, fronting the main traffic thoroughfare and public car park.

Moffat, with a population of circa 2,500, is an artisanal shopping destination and affluent tourist town located within the Dumfries & Galloway region of southwest Scotland.

The town lies on the A701 which is promoted as a scenic route to Edinburgh, around 53 miles to the northeast.

The main regional town of Dumfries is around 21 miles due south.

Access to the A74(M) motorway is provided at Beattock (Junction 15) which lies around 1.5 miles to the south.

The High Street offers a variety of shops that are mostly occupied by a complementary mix of boutique traders, as well as a healthy provision of reputable hotels, restaurants, cafés and bars.

In addition, the property also fronts the town's extended retailing area along Well Street.

Ample public parking is available over the length of the High Street, with additional parking located opposite the nearby public playpark and boating pond.

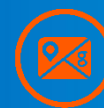
There are public transport links immediately adjacent to the property.

Direct delivery access at the rear of the property is available from Causeway Street.

Reputable family butchers within prosperous former spa town, set on scenic route to Scottish capital.



WHAT 3 WORDS



GOOGLE MAPS



Description

'WALLACE BROS'
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The subjects comprise a fully fitted butchers that forms part of a Category B listed local landmark building with feature clock tower.

The premises extends to three interconnecting ground floor retail units contained within the original 18th century building, together with a series of rear projections and outbuildings that we estimate were added during the mid 20th century.

The original building is of stone construction surmounted by pitched and slate clad roofs. The three individual sales frontages are of traditional design incorporating display windows and separate entrance doors, with two of the frontages also benefitting from retractable awnings.

The extensions and outbuildings are of brick construction under flat roofs.

The rear delivery access is via a shared gated driveway.

The primary accommodation extends to a sales area, prep area, office, wash room, processing area, kitchen, walk-in chillers / freezer, store, and two toilets.

In addition, there is a second sales area (rental unit), which offers scope for integration into the main business operation, as well as a further external store.

The premises are finished to a conventional standard with tiled / resin floors and wipe clean surfaces. An extraction hood has been installed within the kitchen.

Rental Unit

The rental unit is presently occupied by a limited company and trades as 'lanthe Boutique'.

We understand there is no formal lease and are verbally advised the passing rent is £350pcm.









Gallery

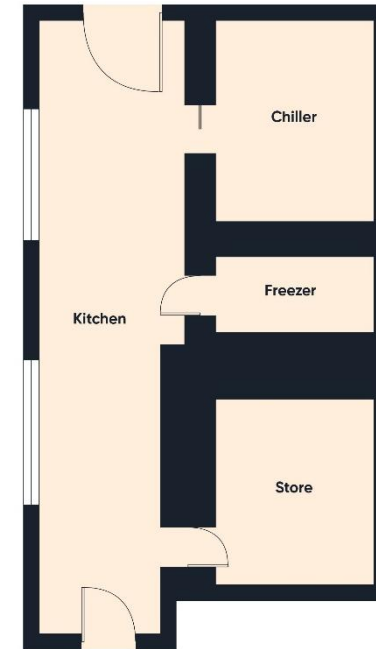
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Floor Plans

'WALLACE BROS'
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FLOOR AREAS	m ²	ft ²
Main Unit	60.05	646
Rental Unit	17.88	193
Outbuildings	69.59	749
External Store (<i>not shown on plans</i>)	11.00	118
TOTAL	158.52	1,706

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



Site Plans

'WALLACE BROS'
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The Business

Wallace Bros is a profitable business which has supplied high-quality and locally sourced retail produce for over 75 years.

Being the only butchers in Moffat, the business operates without direct competition. There are also no supermarkets within Moffat, with the only national offering being a Co-op Food convenience store.

Income is generated from a loyal local customer base as well as trade gathered from visitors and tourists.

The current owners produce traditional butchers fare, all of which is made on site.

The business presents an ideal opportunity for a private operator or corporate multi-outlet retailer to build upon a strong footing, with the potential to introduce more artisanal products or perhaps in-house prepared meals.

We understand all trade equipment is owned outright and is to 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, gas, electricity, and drainage.

Hot water is provided by an electric thermal store and point-of-use electric geysers.

Rateable Value

Current RVs: £5,900 (Main) £3,250 (Rental)
Proposed RVs: £6,800 (Main) £3,450 (Rental)

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

Planning

We assume the property is registered as having a Class 1A (Shops, Financial, Professional and Other Services) 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

Offers Around £200,000

All prices, rents and premiums, where quoted, are stated exclusive of VAT. Prospective tenants are advised to satisfy themselves independently as to the incidence of Value Added Tax.

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:



Fraser Carson

f.carson@shepherd.co.uk



Robert Maxwell

robert.maxwell@shepherd.co.uk

Shepherd Chartered Surveyors

18 Castle Street, Dumfries, DG1 1DR

t: 01387 264333



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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