



CCL



FISH & FINE FOODS



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The Orchard is a well-established, award winning, family run greengrocers/delicatessen. Located in a prominent position on Biggar High Street the grocers were established approx. 30 years ago and has been firmly established as the 'go to' for residents looking for an alternative to supermarket shopping.

- Award Winning Delicatessen
- Wholesale and Retail suppliers
- Profitable and Stable Business
- High Street Location
- Turn key Investment
- Established 30 Years Ago



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T: 01343 610520

www.cclproperty.com

93 High Street | Biggar | Biggar | South Lanarkshire | ML12 6DL

£145,000 Freehold

Situation

Biggar is a popular commuter town steeped in history and has all the required facilities and amenities, including a wide range of shops, primary and high schools, 18-hole golf course, bowling club, rugby club and several other leisure facilities, including fishing on the nearby River Clyde. The area also provides good access to the Scottish Borders and the Clyde valley, providing excellent walks for the outdoor enthusiast including nearby Culter Fell, Tinto Hill and the Falls of Clyde. Biggar is much favoured particularly for those requiring good transport links and easy access to Edinburgh and Glasgow, with the Edinburgh City Bypass only a thirty-minute drive away, giving good access to East Central Scotland. The M74 is only a fifteen-minute journey giving good access to Glasgow and the West of Scotland.

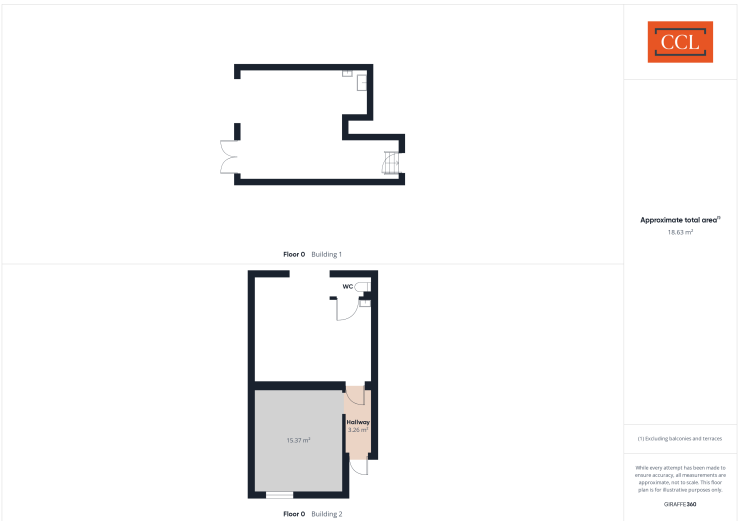
The Business

The Orchard is a well-established, award winning, family run greengrocers/delicatessen. Located in a prominent position on Biggar High Street the grocers were established approx. 30 years ago and has been firmly established as the 'go to' for residents looking for an alternative to supermarket shopping. Evolving over the years The Orchard has become more of a delicatessen, offering a selection of fine foods supplied by local independent producer's including meats, cheese, bakery products, homemade condiments, oils, oat cakes, fresh seafood, fruit and vegetables and every other kind of product you would imagine a modern delicatessen would offer. The recently installed, 'refill station' has been a massive hit with customers and provides an additional income revenue but also confirms The Orchards commitment to offer alternatives and doing their bit for the environment. The home delivery and pre order service are popular for older members of the community and busy professionals. Also offering hampers, cheese boards and different types of gifts through the year. Overall, The Orchard is a highly regarded, modern and profitable business located in a prominent position within the town's high street, benefiting from high footfall. In an ever-changing market the business has plenty of room for growth.

Property

The Orchard operates from a retail unit on the ground floor of a two-storey building in the heart of Biggar High Street, with a large window display to the front of a spacious retail area. The property is accessed through double doors and has a retractable canopy to the front. The shop has everything required and provides a readymade business including, shelving, refill station, fish counter/fridge, chillers, serving areas, interlinked scales epos system etc.

There is a further property to the rear of the retail space, currently used as a large walk-in chilled area, additional storage and has a WC. This area is completely flexible and has a separate entrance so could be used for many different purposes.



CCL Property

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.