



118 High Street | Carnoustie | Angus | DD7 7EB

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£300,000 Freehold

A unique opportunity to purchase a well established bakers, located over three locations within Angus. The business was awarded 'Best Celebration Cake in Scotland 2022/23' by the Scottish Bakers Association and has been operating within the area for decades. Early viewings are recommended.

A wonderful opportunity has arisen to acquire a thriving Craft Bakery Business located across Angus from three sites. The current proprietors have owned and operated the business for over 15 years and watched the business grown steadily and expand. Along with a busy bakery and counter business, JM Bakery also specialise in celebration cakes which are all baked and hand crafted in store - the business was awarded 'Best Celebration Cake in Scotland 2022/23' by the Scottish Bakers Association. They also provide outside catering and have secured some strong contracts with local hotels and businesses.

Situation

The main bakery is located on the High Street in the popular town of Carnoustie.

Carnoustie is one of the principal towns within Angus and is situated approximately 16 km north east of Dundee and 12 km south west of Arbroath. The town has a resident population of approximately 10,500 persons and sits on the main east coast railway line. Carnoustie is a world-famous golf town with the Championship Course forming part of the British Open Circuit. The town attracts high levels of worldwide golf enthusiasts as a result.

The Carnoustie bakery is the main JM Bakery branch, this is where the produce is baked, finished and distributed to the Monifeith (within 5 miles) and Arbroath (within 7 miles) stores. The only exception to this is the celebration cakes which are all hand decorated to the highest standard in the Monifeith Store.

The Business

This is a long-established business that has been an integral part of the Angus community for many years. The Carnoustie bakery produces pies, bread, rolls, filled rolls, patisserie products, fresh cream products, biscuits, outside catering, wedding and celebration cakes to both retail and wholesale customers. It supplies the other two branches (Monifeith and Arbroath) with produce which is offered from these High Street locations to retail customers.

Owner operated with the assistance of twenty six full time and part time members of staff. The three locations are open to the public:

Mon - Sat: 0700 to 1600

Property

The main bakery operates from a ground floor retail premises with window frontage, a prime trading location on the High Street in Carnoustie.

Internally the premises comprise a retail sales area at the front, fitted throughout with a range of fixed shelving and display cabinets. To the rear of the property is where the bakery is located with all the equipment required to run the business including oven, provers, pastry brake, hot plate, fryer, moulder, refrigerators and mixers. To the rear there is a storage area, staff area and WC.

The other two branches are spacious retail shops and are offered on a leasehold basis. Fitted again with display cabinets and fixed shelving. Ample storage and staff areas, the Monifeith Branch also has a large cake decorating area where the celebration cakes are decorated.







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Stock

Stock will be in addition at valuation.

Inventory

An inventory will be compiled to detail all items of a personal nature excluded from the sale.

Trading Figures

This is a steady and successful business, run to suit the lifestyle of the current owners. Full trading information will be provided following a formal viewing.

Tenure

JM Bakery operated from three locations 2 of which are offered on a lease hold basis and one (Carnoustie) is offered as the Sottish equivalent of freehold.

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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 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. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.