



93 High Street

Biggar ML12 6DL

£145,000

ccl
PROPERTY



High Street

Biggar, Biggar, ML12 6DL

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.





The Business

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The Property

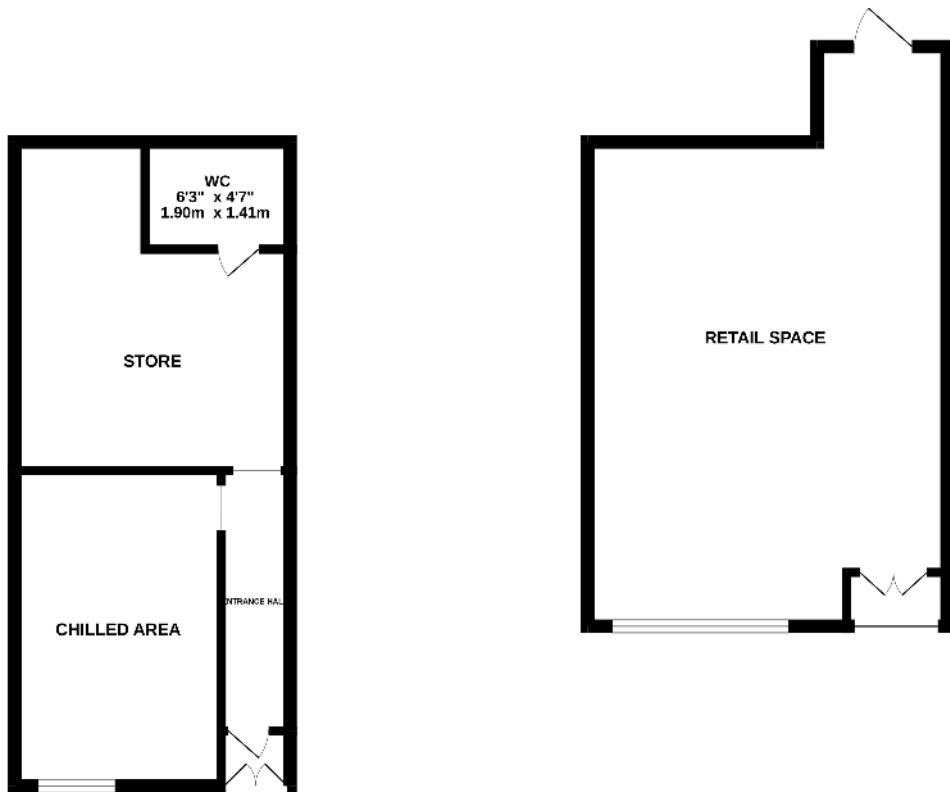
The Orchard operates from a retail unit on the ground floor of a two-storey building in the heart of Biggar High Street, with a large window display to the front of a spacious retail area. The property is accessed through double doors and has a retractable canopy to the front. The shop has everything 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.

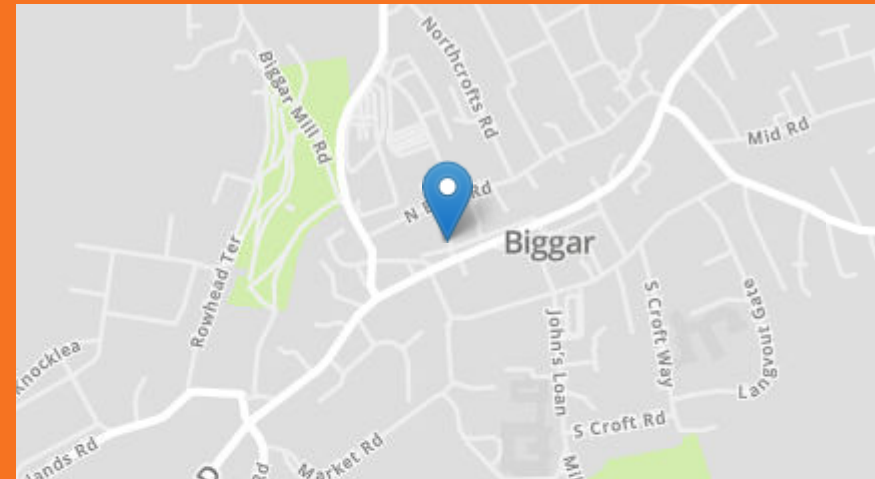
Situation

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.

GROUND FLOOR



TOTAL FLOOR AREA: 672 sq.ft. (62.4 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of floors, windows, doors and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Marked with drawings 07/2023



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