



CORNERSTONE

    Business Agents

Class 3 Property Available with Vacant Possession
(currently trading as Biggar Flavour)

99 HIGH STREET, BIGGAR, LANARKSHIRE, ML12 6DL

Ref. 1178

biggar flavour 01899 220056

HOT & COLD TAKE AWAY , PRESERVES , HOMEBAKING

99

BIGGAR FLAVOUR

Hot Bread Central Award
International Award for Best Bakery
2016

BIGGAR FLAVOUR

Soups, Sandwiches & Hot Food
Tea & Coffee
Ready Meals

Biggar Flavour



Scotland's
Best Bakery
2014



Retail Bakery
of the Year



2017

Freehold

Guide Price - £129,500

- Suitable for hot food takeaway/retail
- Currently award winning Bakery & Takeaway business
- Very well presented freehold premises
- Prime location on Biggar High Street
- Run under same ownership since 2011
- Full class 3 consent
- Equipment and fittings available under separate negotiation

Bakery/Takeaway, 99 High Street, Biggar, ML12 6DL

SITUATION

The property occupies a prominent and central position on the High Street in the South Lanarkshire town of Biggar. Biggar is situated in the Southern Uplands, on the main A702 routing. Nearby towns include Lanark, Peebles and Camwath with Scotland's capital Edinburgh and Scotland's largest city Glasgow both reachable comfortably within a one hour drive. Its location to these two main cities has encouraged substantial residential development for commuters over the years although the town centre has remaining relatively unchanged and still has the feel of a traditional market town.

The town hosts a wide range of award-winning, independently owned businesses with a wide selection of restaurants, boutique shops and accommodation for visitors.

There are several museums, a famous puppet theatre and a number of other annual events held in the town whilst the surrounding area offers many other leisure activities.

There is a primary school and a secondary school situated within the town.

PROPERTY

The business trades from a ground floor terraced retail unit with commercial property above.

The frontage is predominantly glazed whilst retaining a traditional wooden surround.

The business sits in a parade of complimentary commercial offerings and has plentiful free parking directly outside.

CURRENT LAYOUT

There are four distinct areas, all of which are immaculately presented with quality fixtures & fittings throughout. The main front shop is currently dominated by two glazed refrigerated servery counters displaying a wide range of cakes, tray bakes and a selection of ready meals. Alongside is a hot counter offering a selection of pies, sausage rolls and soups and a bean to cup fresh coffee machine.

Bespoke shelving displays a wide selection of fresh baked breads and scones and an extensive range of baking products and ingredients with two upright refrigerated cabinets for soft drinks, sandwiches, chilled soups and desserts.

The remainder of the property internally is fitted out to the highest standard with bakery/kitchen equipment such as multi-deck oven, prover, a selection of fridges and freezers and plentiful work space available. A full list of inventory can be provided upon request.

THE BUSINESS

Currently the property houses a busy, highly regarded national award winning bakery and takeaway business. The unit occupies a prime position on Biggar High Street and would be ideal for a number of different styles of business. It could remain as a bakery/takeaway or be used as a single entity, a café, commercial kitchen, office unit or a retail unit suitable for any number of offerings.

THE OPPORTUNITY

The opportunity available is to purchase a prime retail site in the centre of Biggar High Street with vacant possession and full class 3 consent.

Please contact the selling agent for any further information.

CURRENT OPENING HOURS

Monday to Saturday	7.00am to 4.00pm
Sunday	CLOSED

SERVICES

We are advised that all mains services are connected with the exception of gas.

Bakery/Takeaway, 99 High Street, Biggar, ML12 6DL

FIXTURES & FITTINGS

All fixtures & fittings are available by separate negotiation

TENURE

Freehold.

PRICE

A guide price of **£129,500** is sought for the property,

BUSINESS PURCHASE FINANCE

Explore funding options— click [here](#).

VIEWING

Strictly by appointment via the sole selling agents
Cornerstone Business Agents. Phone 0131 445 7222 or
email info@cornerstoneagents.co.uk.

OFFERS

All offers couched in Scottish legal terms should be
submitted to the sole selling agents.

Cornerstone Business Agents
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Phone 0131 445 7222 | Fax 0131 445 4300
email info@cornerstoneagents.co.uk

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Important Notes

Sales Particulars & Web Listings

Please note any information contained in sales particulars or web listings for businesses being marketed by Cornerstone Business Agents is intended for general guidance only and should not be taken as statements of fact.

Prospective purchasers should always seek independent professional advice before committing to purchasing a business.

Viewing Appointments

Whilst it is a good idea to visit a business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, owners or customers of the business.

Formal viewing appointments should always be made via Cornerstone Business Agents by calling 0131 445 7222 or completing our [viewing request form](#).

If you wish to cancel an appointment or will be delayed please inform Cornerstone as soon as possible. During out of office hours please call the business direct - however only speak to the person to whom your appointment is with.

Please drop us an email at info@cornerstoneagents.co.uk or give us a call on 0131 445 7222 after you have viewed to let us have your thoughts and feedback on the business you have viewed.

Business Finance

There are a wide range of funding options available to assist with a business purchase. Cornerstone work with a wide range of lenders and commercial finance brokers to ensure that purchasers of our clients' businesses obtain the most advantageous funding facilities available. Please contact us if you would like to discuss business finance options with one of our independent specialists.

We strongly advise that business purchasers discuss funding criteria with a specialist broker at an early stage. Discussing funding criteria with a single lender is unlikely to result in the best funding solution being found. Please call 0131 445 7222 to speak to one of our finance specialists.

Legal Aspects of Buying a Business in Scotland

You will need to instruct a Scottish solicitor to act on your behalf when buying a business in Scotland. Scottish law differs from English law. It is important to instruct a solicitor who is experienced in buying the type of business you are considering.

Cornerstone offer a list of solicitors that we can recommend. Please drop us an email to info@cornerstoneba.co.uk for more information.