



93 High Street

Biggar, ML12 6DL

£145,000

ccl  
PROPERTY



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## 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 38 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 Orchard's 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.

## The Property

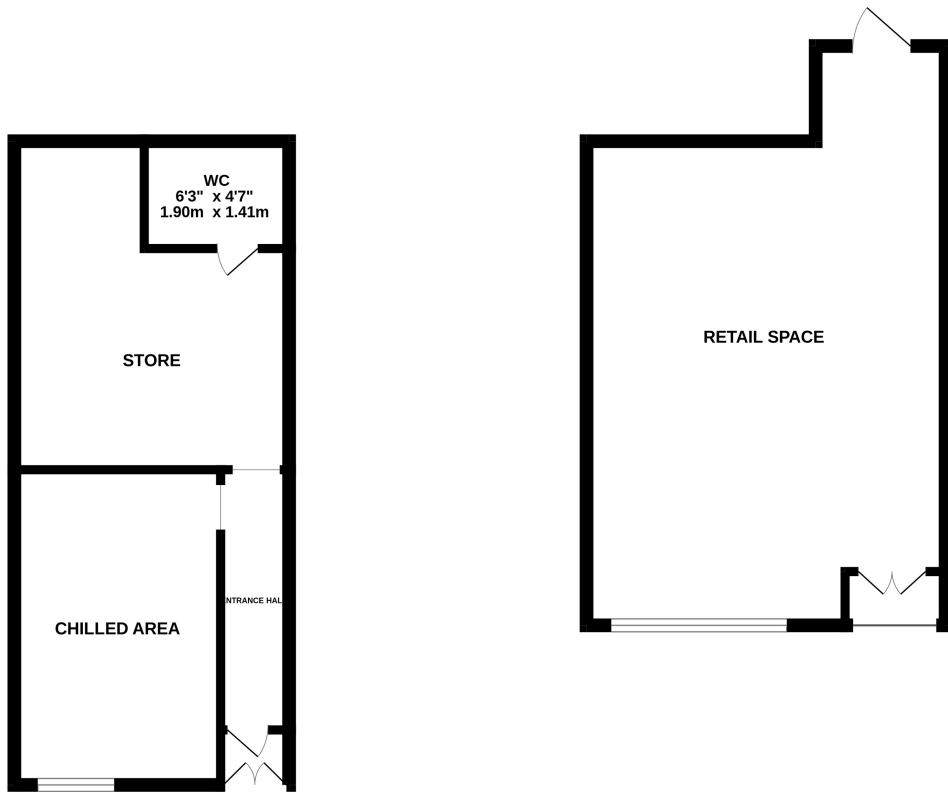
The Orchard operates from a retail unit on the ground floor of a two-storey building in the heart of Biggar High Street, with a large window display to the front of a spacious retail area. The property is accessed through double doors and has a retractable canopy to the front. The shop has everything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

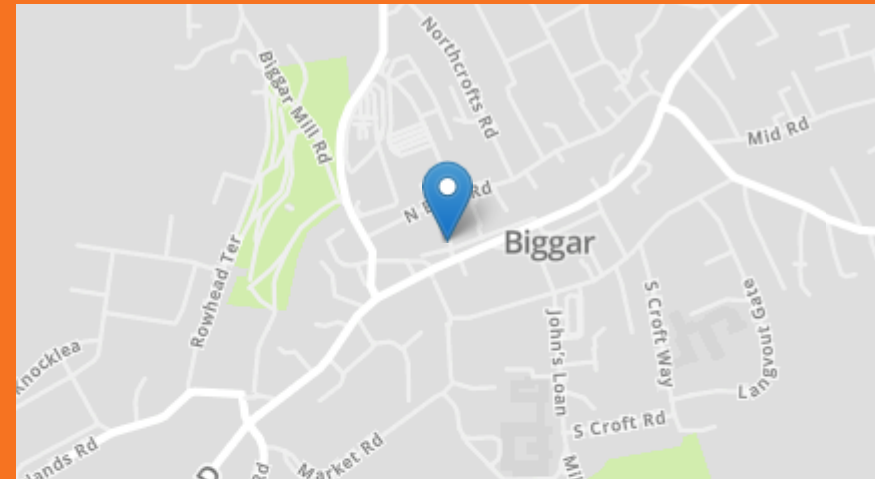
## Situation

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 attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 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.  
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62 High Street, Elgin

Moray

IV30 1BU

01343 610520

info@cclproperty.com