G C McIntosh Butchers 11-13 Fife Street

Dufftown, Keith, AB55 4AL

Offers Over £225,000

ccl PROPERTY

11-13 Fife Street

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The sale of G C McIntosh Butchers offers a wonderful opportunity to purchase a well-established and highly profitable award winning business in the centre of Dufftown. With turnover in excess of £330,000 and EBITDA of £95,000 this business acquisition offers an excellent ROI. With a 3 / 4 bedroom adjoining property and available via separate negotiation this would make an ideal lifestyle opportunity.

The Business

G C McIntosh Butchers is an award winning independent butchers that has been established for nearly 40 years. It has an excellent reputation and a loyal customer base. The only Butchers in Dufftown, and with the nearest supermarket some 10 miles away, means there is much repeat business. In addition to the passing trade the business also has an enviable client list and supplies many excellent hotels, restaurants and guest houses across Moray and Aberdeenshire. The refrigerated butcher's delivery van is included in the sale.

The business is run by the proprietor with the assistance of two full time members of staff. There is great scope to expand the business. It opens from 08:00 to 17:00 Monday to Saturday with the exception of Wednesday when the shop shuts at 12:30.

The large preparation area and kitchen means that the business could be expanded by employing additional personnel to concentrate on the production of pies and other cooked products and produce to cater for the regional hospitality sector.

With all equipment included in the sale this is a turnkey opportunity. This business would be ideally suited as an acquisition for an existing butcher or as a standalone purchase for someone seeking to start up on their own.

This is a very profitable business that has a turnover in excess of £330,000. The Gross Profit Margin for 2016 is in the region of 51% with a net profit margin of 29%. EBITDA is circa £95,000.

Council Tax: Band A

Ratable value: £1,900

The Property

The Butchers

The main shop is accessed through a glass fronted door from Fife Street. With a large window to the front the shop is of a traditional layout with a variety of chilled display cabinets and shelving. At the rear of the shop is a well-equipped preparation area with large walk in fridge and freezer. There is a good sized dry store and separate kitchen area for the preparation of hot / cooked foods. There are 2 external exits at the rear of the property.

Owners Accommodation.

Currently let out on a Short Assured Tenancy the owner's accommodation is accessed via a private entrance from Fife Street. The main door opens to the front hall. To the left is the lounge with open fire and front aspect overlooking the main street. At the rear of the ground floor is long well equipped modern kitchen with external door opening into the rear yard.

A stair leads to the first floor. On this floor there is a good sized family bathroom with 3-piece suite, 2 double bedrooms, and a master bedroom with an adjoining box room that would make an ideal ensuite bathroom or dressing room. All rooms have built in wardrobes and storage.

A stair from the landing leads to the attic space. An open plan design means this area is very flexible and could be used for a variety of purposes, including an additional bedroom, home office or hobby room.

The accommodation is in good order throughout and only in need of modernisation / redecorating to suit the preferences of any new owner.

The property has mains electricity, gas, water and drainage.

External

The front of the property opens onto the pavement of main street. Both the commercial premises and owner's accommodation have separate accesses to the rear yard area. The shop benefits from a stone shed and outside toilet.

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