



Mid Street

St Combs

Fraserburgh, AB43 8YX

ccl
PROPERTY



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A wonderful opportunity has arisen to acquire a thriving multi revenue business in the picturesque village of St Combs on the North East Coast of Scotland. Buchan's Ices has been established since the 1940's and benefits from a secret genuine and traditional Italian recipe that has been handed down through the generations. Over the years the business has grown substantially and now includes three ice creams vans that are busy throughout the year, a post office counter and a very popular fast-food takeaway. The shop has been expanded to sell a variety of household and convenience items. The premises have been completely refurbished by the current owners with completely new kitchen and catering area. The ice cream manufacturing area boasts new pasteurising ice cream making equipment and freezers. This is the only Shop and Post Office for a number of miles and provides an important service to the local community.

Viewing is highly recommended to appreciate the quality of the business and the potential it has to offer.









The Business

Buchan's Ices has been in operation since 1947 and producing ice cream using the same traditional recipe. The ice cream is made and stored on site. Over the years the business has expanded and now operates a fleet of 3 ice cream vans that operate from a variety of regular pitches and regular seasonal events throughout the North East. In addition to ice cream the shop has been extensively refurbished and now includes an immaculate and well-equipped kitchen that operates as a popular takeaway. The shop is well stocked and offers a variety of convenience products for sale. It also operates the Post Office Counter which is another great source of income and assists greatly with attracting customers to the shop.

The business is run by the owners with the assistance of 6 part-time staff (this varies seasonally) who help in the shop and with the vans.

The business operates 7 days per week.

The Property

The business operates from a ground floor retail premises with window frontage to the front, a prime trading location in the heart of St Combs. Entrance is from the street and into the main retail area.

Internally the premises comprise a retail sales area at the front, fitted throughout with a range of fixed and free-standing display units and shelves, newsstands, and drinks fridge. At the side of the property there is the commercial kitchen, which is in immaculate condition, and equipped with an extensive range of friers and griddles and other food servers.

An entrance at the rear of the shop leads to the preparation area, which is equipped with a potato rumbler and chipper. Access in turn leads to the ice cream manufacturing room which is equipped with a pasteuriser, ice cream machine and free-standing freezers. A delivery door provides access to the main street.

External

The retail premises open on to the main road, there is also a side street entrance.

Situation

Buchan's Ices is in the heart of St Combs which is approximately 5 miles from the town of Fraserburgh. St Combs offers a peaceful setting with unspoilt sandy beaches and a range of local amenities within walking distance.

The bustling town of Fraserburgh approximately eight miles from the property is a major fishing port and lies at the far northeast corner of Aberdeenshire and is the biggest shellfish port in Europe, it also has one of the largest fishing fleets in the UK. While fishing is the town's main industry Fraserburgh, and the local area has a wealth of undiscovered beauty. The area offers some amazing activities and attractions including golfing, bird watching, shooting, and fishing. Within the town of Fraserburgh, there is primary and secondary education, banking facilities, restaurants, cafés, pubs, local shops, and major supermarkets. Peterhead, another very busy and popular town, is some 14 miles away and Aberdeen is 40 miles to the South. Aberdeen has a main line railway, and the airport, which is only 45 minutes away, offers a great range of daily international and national flights.

Trading Figures

The retail premises open on to the main road, there is also a side street entrance.

Inventory

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

Stock

Stock will be in addition at valuation.

Rateable Value

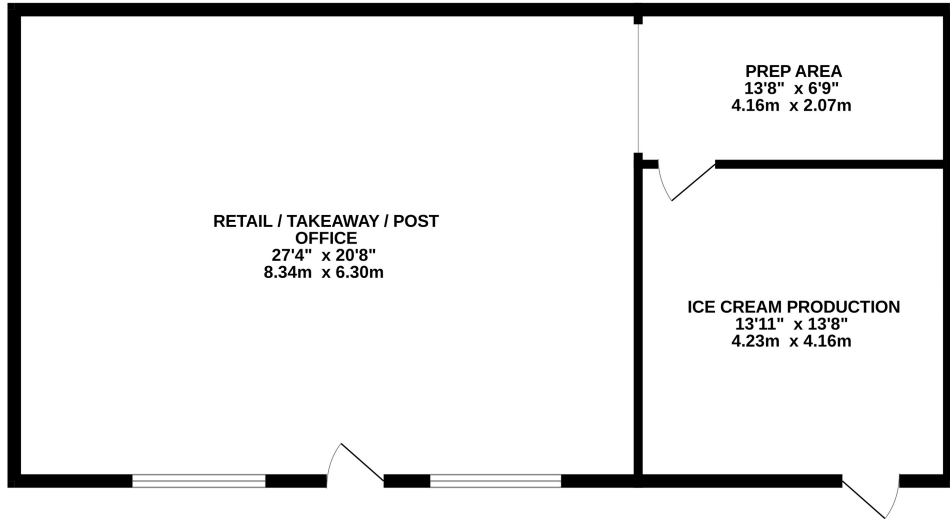
100% Rates Relief

Price

Offers Over £275,000 are invited.

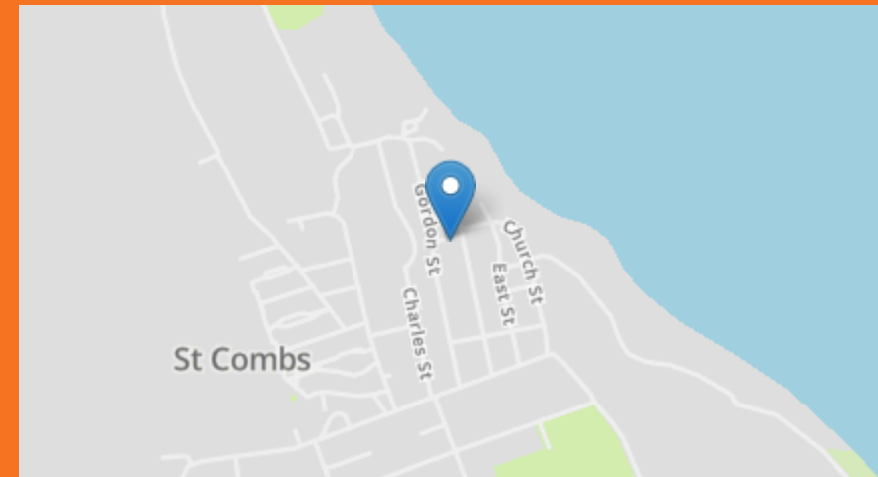
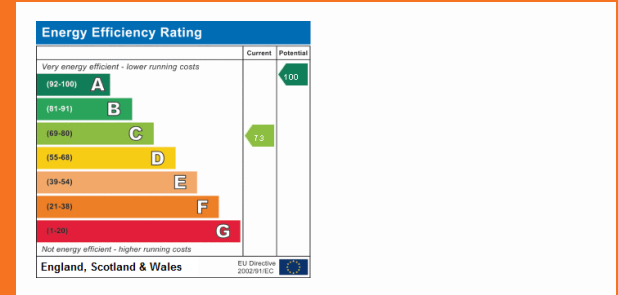


GROUND FLOOR
848 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.7 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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