



THE SQUARE, MEIGLE,
BLAIRGOWRIE, PH12 8RN

AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE A THRIVING, WELL-ESTABLISHED COFFEE SHOP SITUATED IN THE HEART OF MEIGLE, JUST A 20-MINUTE DRIVE FROM DUNDEE AND CLOSE TO THE PERTHSHIRE/ANGUS BORDER.

This popular destination enjoys strong local support and a loyal customer base, making it an attractive venture for prospective buyers seeking a profitable business with a proven track record.

The building, originally a joiner's workshop, was transformed into a warm and welcoming coffee shop and has operated successfully since 1994. The space retains a charming character, enhanced by a central wood-burning stove and an inviting layout that includes a separate family area, popular with groups, families, walkers, and cyclists.

The café benefits from a spacious and versatile layout, making it suitable for private bookings, social clubs, or informal meetings. The family space comfortably accommodates 12-14 people and includes a children's play area, making it ideal for group visits.

Property features:

- Internal seating for 64 covers
- Additional 20 covers on sheltered outdoor decking area
- Large open kitchen with dedicated baking space
- Walk-in food pantry
- Private office
- Male & female toilets (including accessible WC & baby changing facilities)
- Car park with 12 private spaces
- Detached, secure shed
- Further covered log store/open shed
- Intruder Alarm





Business overview:

The Joinery is well-known for its consistently high standards, with excellent reviews and a reputation for quality home baking, freshly prepared meals, and a wide selection of hot and cold drinks. A varied menu, prepared daily on-site, is complemented by a curated retail selection of cards, gifts, and accessories, adding additional revenue opportunities.

Additional community initiatives, such as the Local Bread Co-operative and regular charitable fundraising events, have further solidified the coffee shop's standing in the community.

Opening Hours: Currently trading six days per week (closed Tuesdays), from 10am to 4pm.

This is a rare opportunity to purchase a turnkey hospitality business in a scenic and vibrant rural location with established trade, excellent facilities, and further growth potential.

Full accounts are available upon viewing.

This turnkey business has been developed with a focus on quality, community, and consistency, and offers significant potential for continued growth.

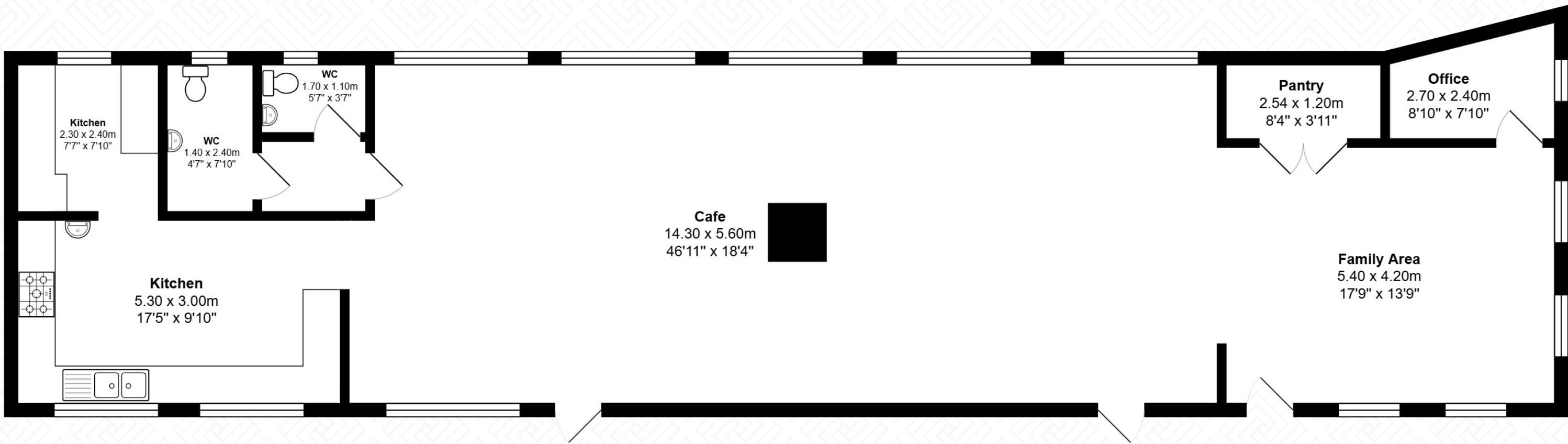








FLOOR PLAN



What makes this business stand out

- Outstanding reputation with excellent reviews and loyal repeat customers
- Beautifully maintained interior featuring a wood-burning stove for added character
- Full menu of homemade soups, lunches, cakes & drinks, freshly prepared on-site daily
- Retail space offering cards, gifts, and accessories
- Popular community hub, supports local charities, hosts fundraising events, and operates a not-for-profit community bread co-operative
- Ideal for events & group bookings – walkers, cyclists, and family groups regularly use the dedicated family space

Trading information

- Opening hours: 10am – 4pm (closed Tuesdays)
- Established: 1994 (current ownership since 2016)
- Full financial accounts available upon request after viewing

THE JOINERY COFFEE SHOP ENJOYS A PRIME POSITION IN THE HEART OF MEIGLE, A PICTURESQUE AND HISTORIC VILLAGE LOCATED ON THE BORDER OF PERTHSHIRE AND ANGUS. THE AREA IS WELL KNOWN FOR ITS RURAL CHARM, STRONG SENSE OF COMMUNITY, AND APPEAL TO VISITORS SEEKING A RELAXED COUNTRYSIDE SETTING.

Meigle lies on the A94, a key commuter and tourist route linking Perth and Forfar, and is just a 20-minute drive from Dundee city centre. This strategic location ensures regular footfall from both locals and passing trade, including commuters, tourists, cyclists, and walkers.

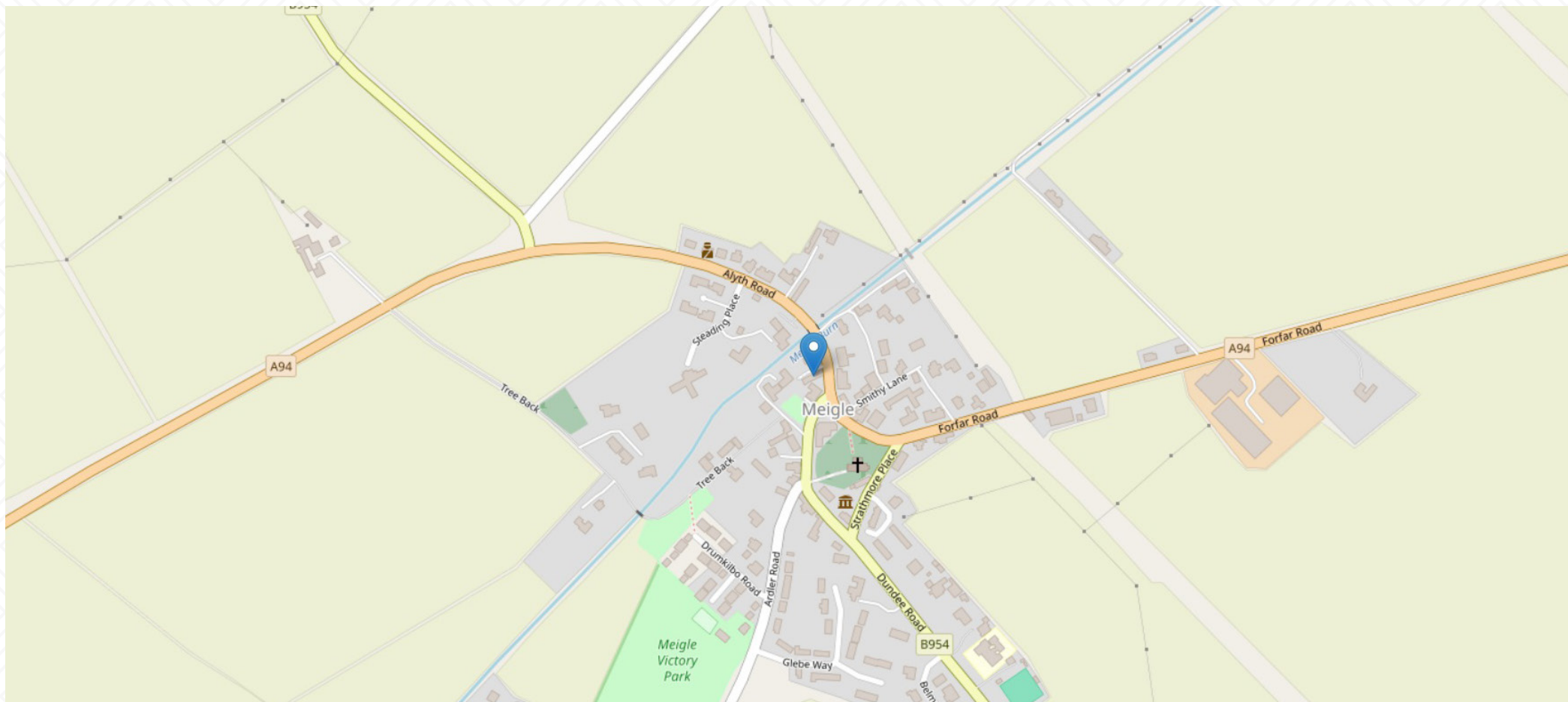
The surrounding population is a mix of long-standing local residents, families, and retirees, with many people drawn to the area for its scenic beauty, strong local community, and proximity to larger towns. Nearby villages such as Alyth, Coupar Angus, and Newtyle further contribute to a steady stream of regular customers.

The Joinery also benefits from visitors to Meigle's key attractions, including the Meigle Sculptured Stone Museum, walking trails, and local heritage sites, which bring in tourists throughout the year. Events in the wider Perthshire and Angus region, including agricultural shows, cycling events, and Highland games, also boost seasonal footfall.

The shop's location next to the village centre and main through road provides excellent visibility, with on-site parking for 12 vehicles and additional street parking nearby making it easily accessible. The Joinery has become a well-established destination for those travelling between rural communities, contributing to a loyal and growing customer base.

This combination of local loyalty, seasonal tourism, and strategic roadside placement makes The Joinery ideally located to sustain and grow a successful hospitality business.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAYNE SMITH
 Corporate Account Manager



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer



@mfl_commercial



@mcewanfraserlegalcommercial



@mcewanfraserlegal_commercial