

14 East Main Street

ARMADALE, WEST LOTHIAN, EH48 2NS



*AN INDEPENDENT, FAMILY RUN DESERT BUSINESS,
ICE CREAM PARLOUR & MILKSHAKE BAR*



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McEwan Fraser Legal is delighted to present to the market, Sweet Way to Heaven an independent, family run desert business, ice cream parlour and milkshake bar located in an excellent position withing the popular town of Armadale, West Lothian.

This popular business is well established within the area and has all the equipment required to run efficiently, a true 'turn key' investment.

The business offers a range of sweet treats including ice-creams, cookie doughs, waffles and creps, churros, cakes, slushes and shakes to name only a few. In addition customers can enjoy hot food snacks such as hot dogs, nachos and the like. The current owners have considered offering a pick and mix selection to increase revenue. The business benefits from a high foot fall and delivery orders through 'just eat'.

The current owner is looking to sell the business along with all the equipment and stock at valuation and the freehold or would consider putting in place a commercial lease for the property at £10,200pa.

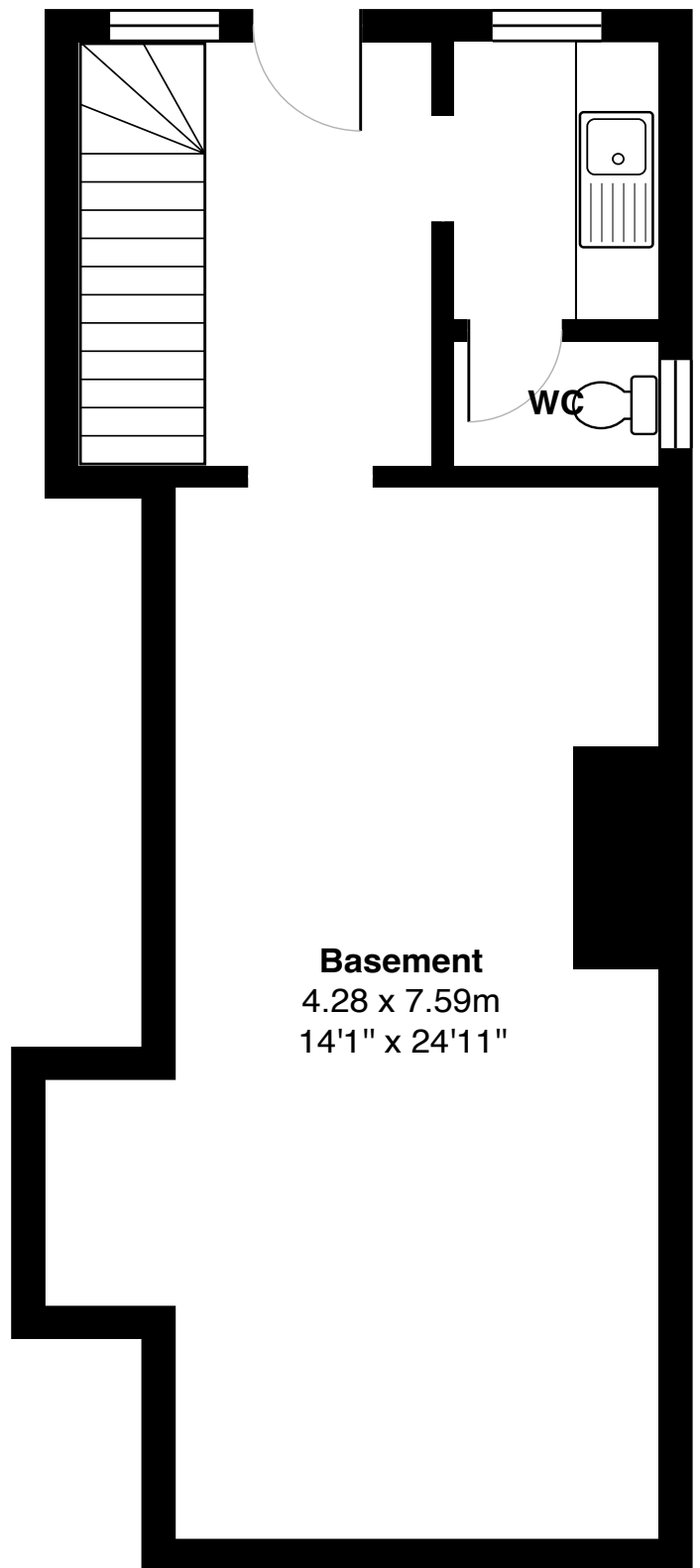
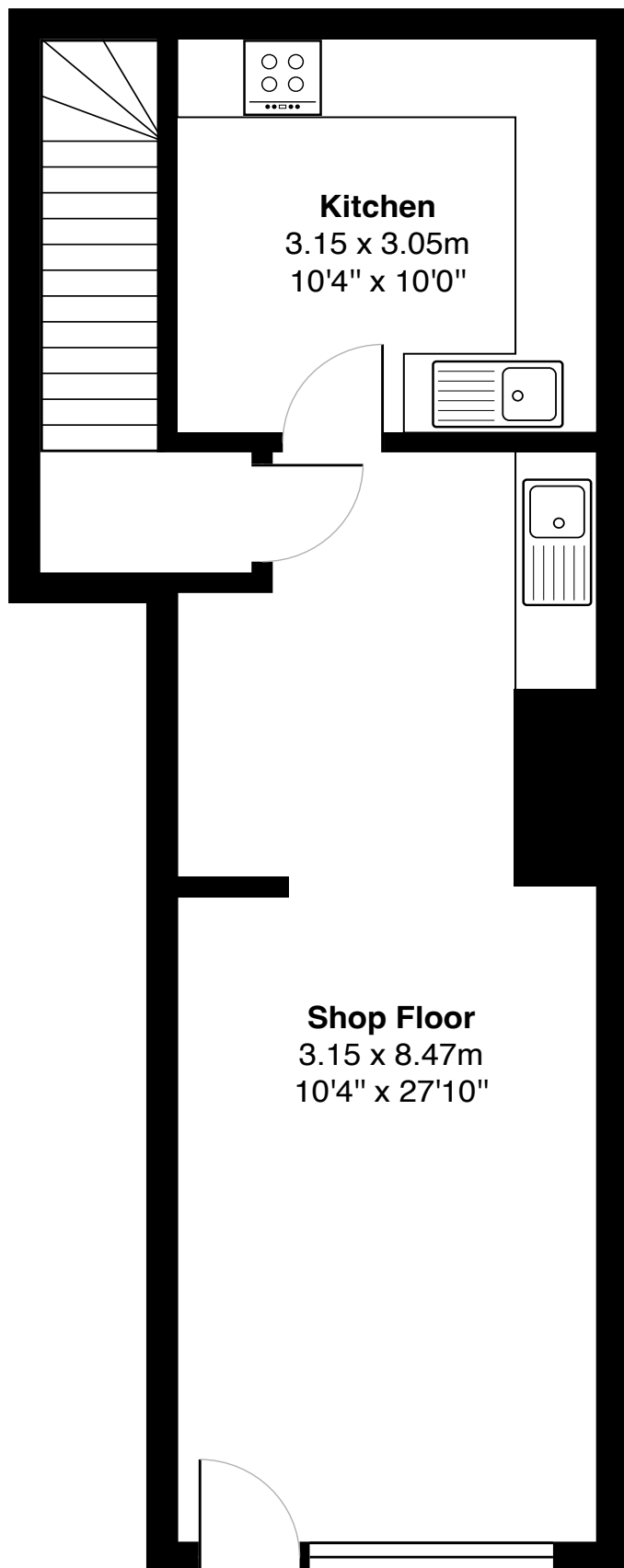
This is an excellent opportunity to acquire an already established ice cream parlour and milkshake bar, in a popular area. With opportunity for further growth. The proprietor is happy to offer a hand-over.











Tenure - Leasehold

Accounts - Made available following a formal viewing appointment

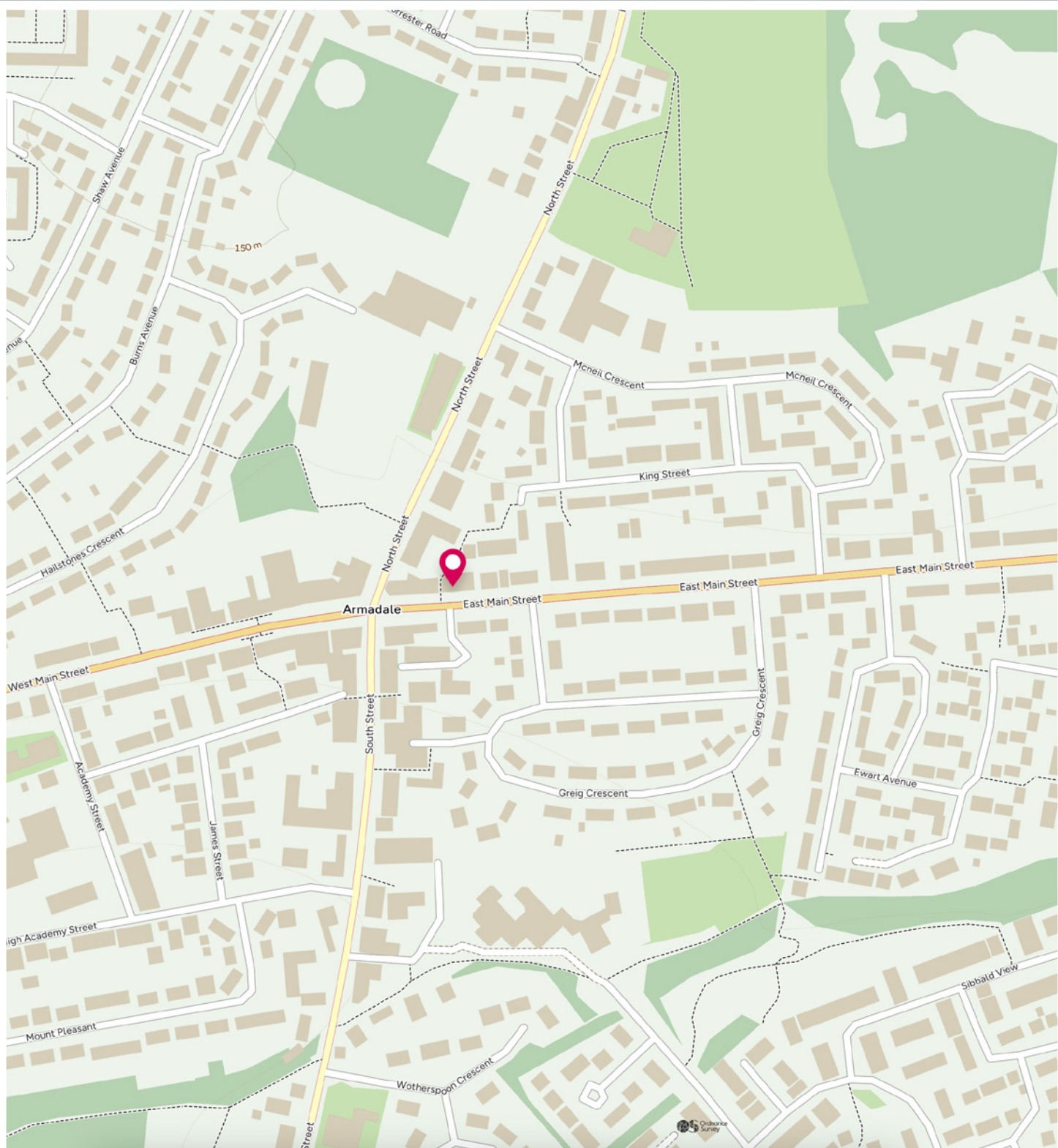
Services - Mains gas, electricity, water and drainage



Armadale, located in the heart of West Lothian, offers a charming mix of rural tranquility and modern amenities. Known for its friendly community, the town features local events, shops, cafes, restaurants, excellent schools, and convenient transport links to Edinburgh and Glasgow. Outdoor enthusiasts will love the nearby parks and green spaces.

West Lothian, positioned between Glasgow and Edinburgh, is one of Scotland's fastest-growing areas, offering a mix of modern developments and traditional towns. The region provides diverse living options, from vibrant towns to charming villages, with extensive retail outlets from shopping malls in Livingston to traditional town centers in Armadale, Bathgate, and beyond.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
CONNIE NUGENT
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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