

Excellent business opportunity with separate owners accommodation

Three bedroom cottage and attached coffee shop with superb trading history in a popular East Coast village



The Old Bakery Coffee Shop

Beach Road, St. Cyrus, Montrose, Angus, DD10 0BJ



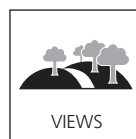
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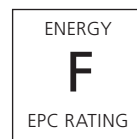
No. BED



No. BATH



VIEWS



ENERGY

F

EPC RATING

Montrose

Angus



St. Cyrus is famous for its stunning beach and Conservation area, both of which are renowned for their beauty and scenery. There are plentiful dog walks, cycle paths, hiking and trekking routes from the property. The local primary school is in St. Cyrus, which is well supported and has an excellent community spirit. The local secondary school is Mearns Academy which is based in Laurencekirk, the school bus stops are nearby for pick-up and drop-off each day.

The village has local amenities and holds many events throughout the year which draw the community together. St. Cyrus is perfectly situated for easy commuting to Aberdeen, Montrose or Dundee, with the train stations at Stonehaven and Montrose a short drive away, and providing regular services to destinations throughout Scotland.

The village has many visitors throughout the year and benefits from visiting individuals, families and organised coach trips. The coffee shop has great history and has been well supported by the local community for a number of years.

St. Cyrus is a regular stop off point for Walkers, Bikers and West to East Hikers of Scotland, it is also in close proximity to North East of Scotland tourist attractions:

- Stonehaven Dunnottar Castle
- Lewis Grassie Gibbon museum
- Aberdeen Maritime museum
- Royal Deeside & Scottish Whisky Trail
- Blair Drummond Safari Park
- Glenshee & Lecht Ski Centres



The Cottage



The spacious cottage comprises of: Entrance conservatory with large utility room including a W/C, modern kitchen with ample base and wall units including granite

work tops and integrated appliances, a spacious lounge, three bedrooms in total with an en suite shower room and walk in wardrobe in the main bedroom. A family

bathroom resides upstairs between the two additional bedrooms. There is great storage through out the property. The garden is a mixtures of hard landscaping with patio

areas and driveway with parking for up to two cars. There is easy private access to the coffee shop from the cottage.





THE COMMERCIAL PREMISES

The premises known as the Old Bakery dates back to the 1800's and has much history in the village. The baker James Moncur was born about 1815 in Kinnettles Forfarshire. He learned the bakery trade and became a baker in Forfar between 1841 to 1861. Between 1861 and 1871 he built the 'Bakers House and Shop' in St. Cyrus; he lived there with his family for a further twenty years with his family continuing the business for many years thereafter. The original oven

front can still be seen within the Coffee Shop. The property comprises of: the main seating area with approximately thirty four covers with an open plan fully equipped kitchen. Ladies and gents toilets with baby changing facilities, two gift rooms, one large food store with shelving and fridge freezers, one large storage area with modern shelving for consumables and gifts. stairs to the loft storage area. A large fenced car parking area which can accommodate buses.

THE BUSINESS

The coffee shop has been trading from the Old Bakery for many years with excellent trading figures and enjoys a strong local clientele with much repeat business. The shop is famed throughout the region and by regular users for its homemade baking and homemade soups & quiche. In addition select gifts have been a popular attraction; these have included ornaments and collectables which have been very

popular with tourists and the local population. The kitchen is fully equipped and is ready for the new owners to start trading immediately. The business is the ideal opportunity for a couple interested in the catering business and looking for a lifestyle change on a manageable level with excellent proven prospects. There is the potential to expand the business and to increase the covers and opening hours which would be welcomed in the village.

POTENTIAL DEVELOPMENT

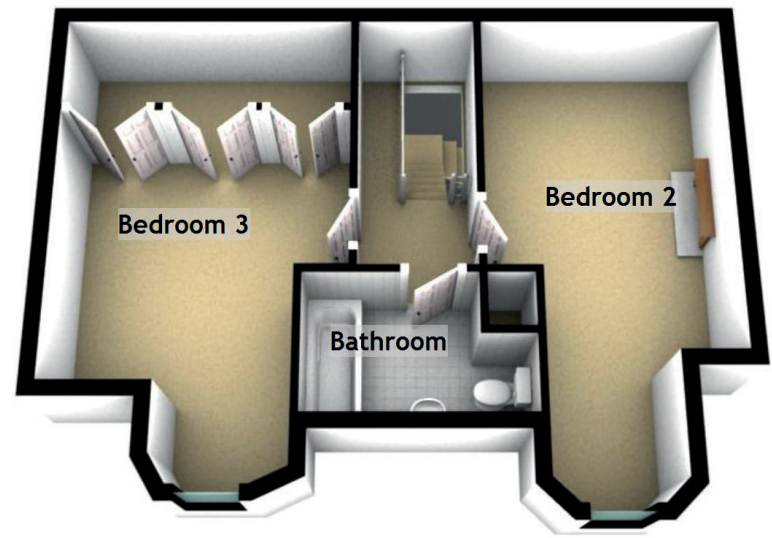
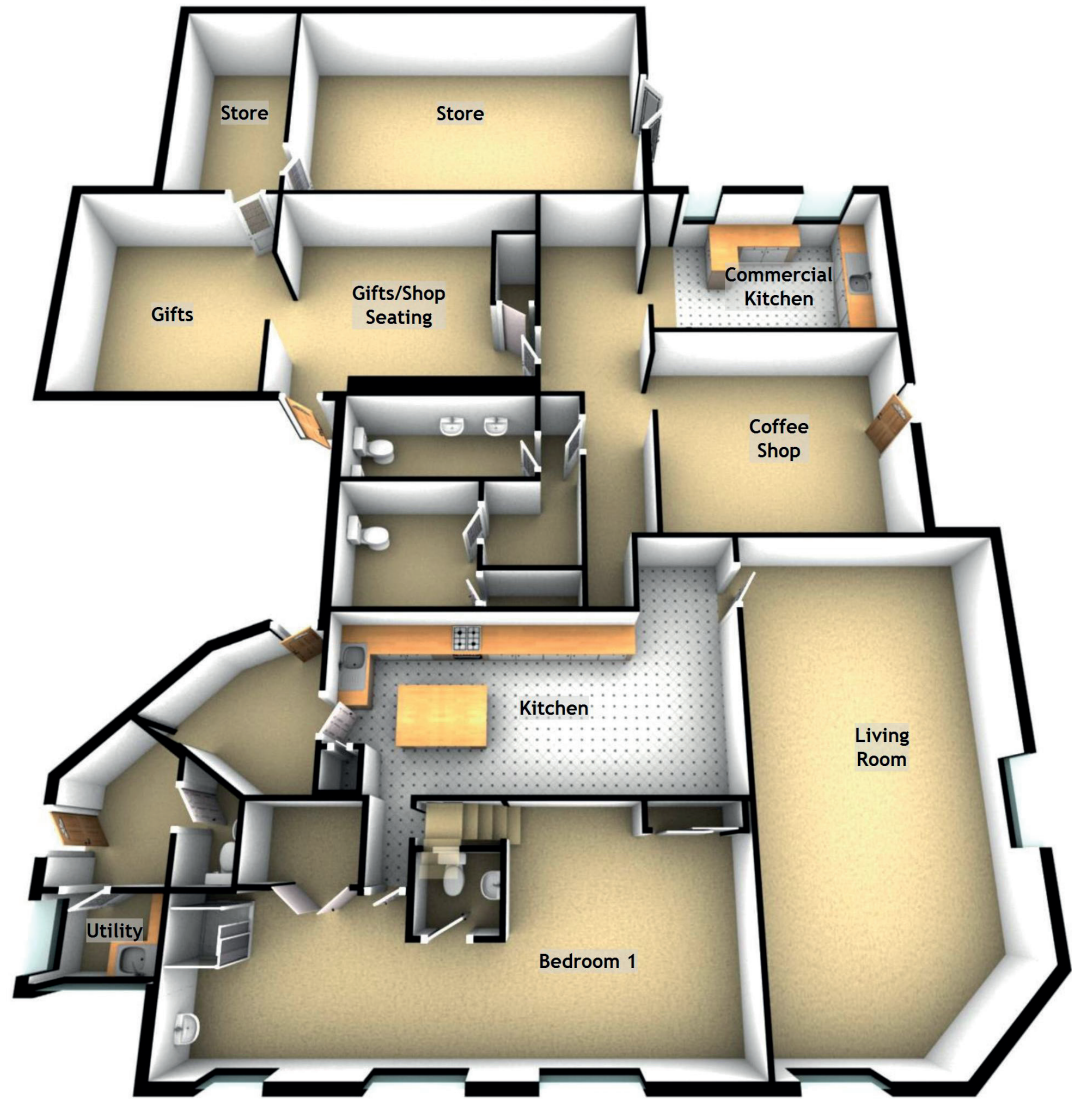
The commercial unit could easily accommodate other uses such as a hair and beauty business or expand to a full time restaurant with evening service. There

is scope to extend the coffee shop into the grounds with the relevant planning consent. Some other options available:

- Evening meals
- Self contained B&B in the upstairs section of house
- Small garden centre produce from within store/car park
- Development of extensive loft for such things as 'antiques' etc.
- An outlet for local artists; exhibiting their works on the walls of the coffee shop



Specifications



APPROXIMATE DIMENSIONS (Taken from the widest point)

Commercial Kitchen	3.87m (12'8") x 3.03m (9'11")
Coffee Shop	4.44m (14'5") x 4.06m (13'3")
Kitchen	6.90m (22'8") x 2.59m (8'6")
Living Room	8.46m (27'9") x 4.40m (14'5")
Utility	3.00m (9'8") x 2.30m (7'5")
Bedroom 1	9.28m (30'5") x 2.67m (8'9")
Bedroom 2	6.06m (19'11") x 3.10m (10'2")
Bedroom 3	4.62m (15'2") x 2.00m (6'7")
Bathroom	2.91m (9'6") x 1.89m (6'2")

GROSS INTERNAL FLOOR AREA (M²)

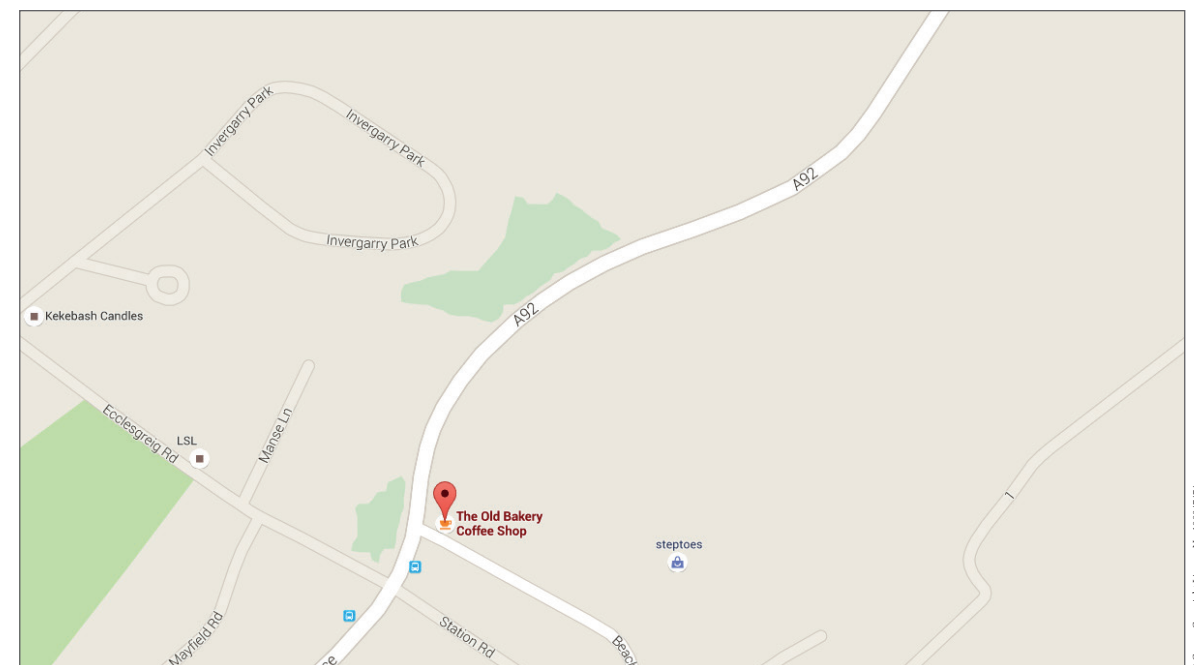
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EXTRAS (Included in the sale)

Small premium for the fixture and fittings , including coffee machines and appliances. Extras will be fully discussed in detail at formal offer.

TENTURE: freehold

SERVICES: electric and water mains, Internet Access with Fax and printing facilities.





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