



68b Countesswells Road
Aberdeen AB15 7YE



LL

mackinnons
solicitors

Due to the owner's retirement, we have pleasure in offering this rare opportunity to acquire a well established boutique cake making business, situated in the west end of Aberdeen City, within the popular residential area of Seafield / Airyhall. This successful business is offered for sale as a going concern together with a new lease of the premises.

Having operated since 1997, this established cakemaking sales and supplies business is to be sold as a going concern, complete with all furniture, fittings, equipment and current stock, including a wide variety of cakemaking equipment, decorations and greeting cards. The shop is well known and supplies many items which are not widely available. Having attracted a loyal base of clientele, there is further scope to increase sales turnover and possibly diversify. The business currently trades 5 days a week, Tuesday to Friday 10.00-5.30pm and Saturday mornings, 9.00am-12.30pm. The owner, who founded the business, operates as a sole trader and has no employees.

Occupying a prominent position, the unit comprises one end of an attractive traditional granite terrace of former cottages now forming a quality development of shop units. Internally, the accommodation comprises of two shop floor areas, kitchen/workshop and wc cloakroom. Outside, the granite fascia is complemented by an attractive low level granite wall containing a colourful planted area. On street parking is widely available.

With telephone connection and internet access, no heating is provided while lighting is provided by ceiling strip lights and downlighters. The building is connected to mains services and is fitted with a CCTV system (to be sold separately with the business). The existing planning permitted use is Class 1 Retail for a cake shop, although it may be possible to include the sale of coffee. The Landlord will be amenable to changes in decoration or use, subject to prior consent.

The property is located in a pleasant residential area in the West End of Aberdeen city and lies close to the Palm Court Hotel on Seafield Road. It is within a cluster of small local shops, including a florist, beautician, gift shop and the Co-op supermarket and Post Office which provide a wide range of goods and services and generate an excellent volume of footfall.

Price: Offers are invited for the purchase of the business as a going concern. Stock will be sold at valuation

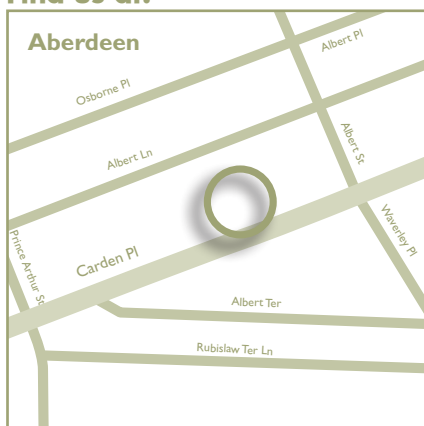
Lease Terms: Full Repairing and Insuring Lease with annual rent and duration to be negotiated

NB. Whilst these particulars are believed to be correct they are not guaranteed and do not form part of any contract.

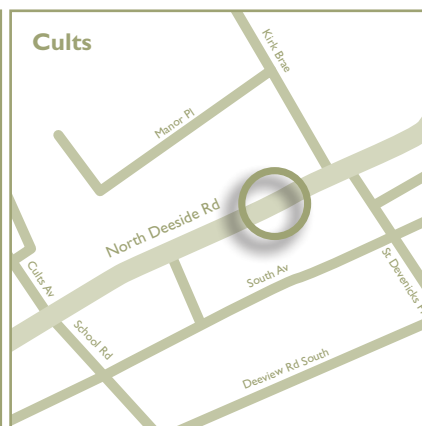
mackinnons services

- **Property matters including Sales and Purchase**
- **Wills, Trusts and Executries**
- **Powers of Attorney**
- **Employment Law**
- **Business Law**
- **Tax**
- **Leasing**

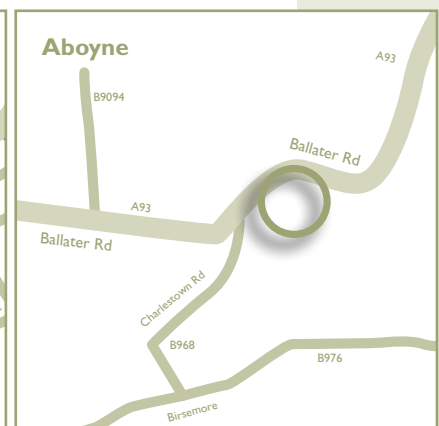
Find us at:



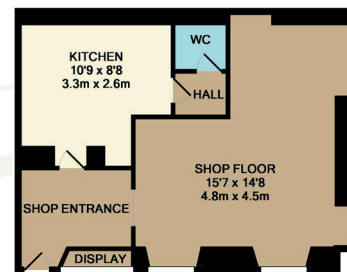
14 Carden Place
Aberdeen AB10 1UR
Tel: 01224 **632464**



379 North Deeside Road
Cults, Aberdeen AB15 9SX
Tel: 01224 **868687**



Ballater Road
Aboyne, Aberdeenshire AB34 5HN
Tel: 013398 **87665**



Terms

Rateable Value

£4,300.00 p.a

VAT

Not Applicable

Floor Area

28.89m²/310 sq. ft

Entry

By Arrangement

Viewing

Strictly by Appointment.

Contact solicitors

01224 868687

