

Arran Estate Agents



Galbraiths Butchers, Blackwaterfoot

Offers Over £245,000

Galbraiths Butchers, Blackwaterfoot, Isle of Arran.

Due to the retiral of the present owners, we offer this well presented, profitable butcher's business in an attractive, rural setting at Blackwaterfoot on the west coast of Arran. The premises include retail outlet and preparation areas, chill rooms, freezer rooms, slaughter hall, offices and toilets. Development potential for residential accommodation.

Directions: From Brodick pier, turn right, travel through the village and take the B880 String Road to Blackwaterfoot, travel to the centre of the village passing the Kinloch Hotel and cross the bridge where Galbraiths Butchers is located on the right hand side.

ACCOMMODATION:

RETAIL AREA: 4.03m x 7.62m (13'3" x 25'0")

Bright, well presented retail area with extensive refrigerated 'serve over' chill counters, cooked meat fridges and stores. Ceramic tiled floor and walls and open shelving for dried goods and doorway through to the preparation area.

PREPARATION AREA: 5.10m x 7.62m (16'9" x 25'0")

Spacious, well equipped prep area with sliding door to the front, window to the rear and access through to the freezer room, chills, offices and slaughter hall. There is a walk in freezer and an adjacent chill room with a carcass chill beyond which has access directly to the slaughter hall. Off the prep room is the office with adjacent toilet.

SLAUGHTER HALL: 3.69m x 11.41m (12'1" x 37'5") + OFFICES AND STORES

The main slaughter hall is well equipped with a 4.9 metre high ceiling accommodating overhead slings and tracking with an aluminium bi-rail system. There is a stainless steel sink with splashback, various items of washing equipment, preparation tables, electric winch and a stun pen. In addition there is a separate office with toilet and other stores and gathering areas with external access.

EXTERNAL ACCOMMODATION:

The property is located back from the public road and has parking for several cars plus a residential caravan for staff accommodation. Planning approval has been granted for a three bedroom upper floor flat with independent external access.

THE BUSINESS:

The business has a very loyal year round trade with both locals and visitors, many of whom take advantage of the local produce while on holiday and often taking vacuum packed meats and other goods home for freezing.

The slaughter hall is presently leased out to the Arran Lamb Company who hold and operate the slaughter licence.

Details of the trading accounts are available to serious enquirers.

There is a refrigerated delivery van supplying other retail outlets and hotels as well as private customers island wide. A significant portion of the business is in the highly profitable vacuum packed cooked meats as well as pies etc.

SERVICES:

The property is connected to mains water and electricity. There is a heat exchange unit giving excellent temperature control to the retail and preparation areas. Externally the premises are served by a triple chamber septic tank and a sewage treatment room as well as concrete yard areas providing parking and gathering areas for deliveries.

The premises have a pleasant location within the village with an open aspect across the river to the beaches and sea beyond. Adjacent to the subjects is a public play park, car parking and general store specialising in newspapers and gifts.

INVENTORY:

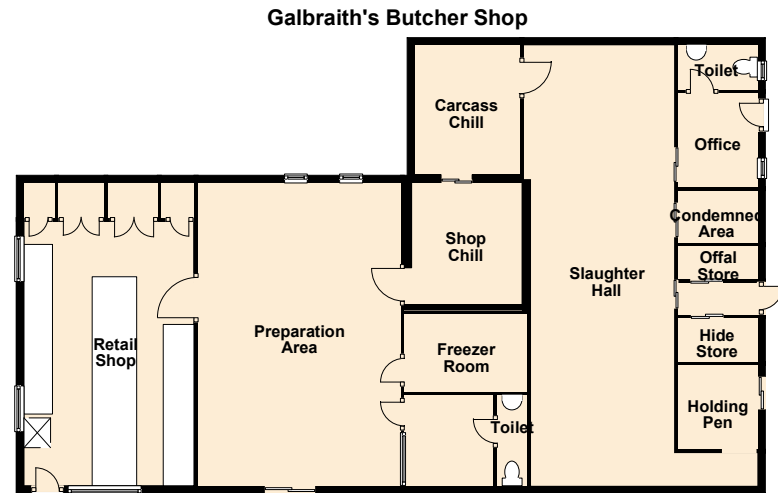
No.	Equipment
1	Freestanding display chill
2	Double door cooked meat chills with external motors
1	Clipper machine
2	Computerised scales
2	Display counters
1	Vacuum packer
1	Set of printing scales for pre-packs
1	Stainless steel table
1	Film over wrapper
1	Barcoper sealing machine
1	Stainless steel table for raw meat slicer etc
1	Berkel hand slicer (gravity feed)
1	Whetstone knife sharpener
1	Scales
1	Stainless Steel table
1	VAC-LINE Vacuum packer
1	Heatmaster boiler
2	Turbo fan cooker
1	HAND T MAN vacuum filler and table
1	KT mincer/mixer
1	Mixing bath
1	PORKA freezer
1	Chill Room
1	Carcass chill room
	Prep tables
	Office equipment
	Sundry chopping equipment, knives, trays etc
1	Volkswagen LT35 Refrigerated van
	Slaughter House
	Sterilisers, carcass saw, overhead aluminium bi-rail track system, washing equipment.

RATES:

The property has a rateable value of £4,400.

OTHER INFORMATION:

Galbraith's Butchers is one of the island's institutions and is a compact, well presented and profitable business which has built up an excellent reputation for quality goods throughout the island. They are members of the "Arran Taste Trail" and the business offers an excellent opportunity for the new proprietors to capitalise on the reputation and momentum of the present business.



FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY

If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel. Caledonian MacBrayne Tel: 01770 302166; www.calmac.co.uk If you would like us to collect you at the pier we will be pleased to do so and to transport you to and from the property.



PLEASE NOTE THAT ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY

The vendor or his agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be set. These particulars are believed to be correct but their accuracy is not guaranteed and they should not form or constitute any part of a contract.

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