



Crunch Munch

Ref: 5218642

49 Cowane Street, Perth, PH2 8NY/ 24 West High Street, Crieff PH7 4DL/ 170 South Street, Stirling, FK8 1JP

Leasehold: £145,000 (combined), Annual Rent: £43,600 (combined)

Group of 3 Dessert Parlours

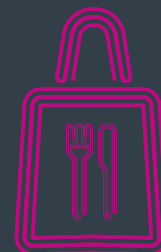
High Margin Businesses

Advised combined sales £15,000 per week

Great Locations in Central Scotland

Individual Sales May be Sought

EPC Rating A (Stirling) B (Crieff) F (Perth)



Three dessert parlours in prime locations across central Scotland.

These well-established parlours have a large, returning customer base and strong turnover. Each location offers a variety of desserts, including ice cream, milk shakes, waffles, cakes, and both hot and cold drinks. They currently use online delivery company, Deliveroo, to deliver to customers at home.

Well located, on busy main roads ensures a consistent flow of foot traffic and customer engagement. This is an ideal opportunity for those seeking a well performing business with a focus on high margins and a reliable revenue stream.



Location

Crieff, situated in central Scotland's Strathearn valley, is known for its historic charm and scenic landscapes. Linked by the A85 and A822 roads, it offers easy access to nearby towns and cities including Perth, Stirling, and Edinburgh. Although lacking its own railway station, Crieff benefits from transport connections via Dunblane station, facilitating travel to major cities like Glasgow and Edinburgh.

Perth, located in central Scotland, is recognized for its historical significance and scenic setting. It is well-connected by major roads like the M90 and A9, providing convenient access to other cities such as Edinburgh and Dundee. While Perth boasts a rich history, it also serves as a hub for transportation, making it an essential junction for both road and rail networks.

Stirling, situated in central Scotland, is notable for its historical importance and picturesque surroundings. The town benefits from excellent transportation links, including access to major roads like the M9 and A9, facilitating easy travel to cities such as Edinburgh and Glasgow. Stirling's strategic location and connectivity make it a significant hub for both road and rail networks in the region.

Internal Details

All three premises are class 3 licensed. Perth and Stirling are fitted out inside with colourful seating for customers to dine in. Crieff is set up as a takeaway but does hold shelving for an array of sweets, crisps, and snacks plus chillers for cold drinks.

All three premises have a fully functioning kitchen and preparation area.

The Opportunity

A fantastic opportunity to become the owner of three, first class dessert parlours. The Crunch Munch brand has been built by our client over a number of years with all three sites producing strong turnover.

Customers can dine in with ample seating space, order for click & collect or home delivery through Deliveroo and their own App.

Sales have continued to grow year on year, achieved by introducing highly recognisable branded delivery cars and the introduction of burgers, hot dogs, snacks and other hot food to supplement the original dessert concept.





Tenure

Our client owns the buildings in Perth and Crieff and as such would become the landlord with the sale creating a new long-term lease.

A rental of £18,200 per annum is being sought for the Perth. A rental of £14,400 per annum is being sought for Crieff.

The Stirling site is currently under a long-term lease agreement with rental at £11,000 per annum.

Trading Information

We are advised that weekly sales are c.£6,500 per week in the Perth business, £4,000 in Crieff and £4,500 in Stirling.

We would encourage viewings and a conversation with the owner to establish further information.



Trading Hours

Monday to Friday
12.00pm - 11.00pm

Saturday and Sunday
11.00am - 11.00pm

Staff

A mixture of full-time and part-time staff are employed. All remaining staff will transfer under TUPE.

Further details available on request

Fixtures & Fittings

All fixtures and fittings are owned outright and are included in the sale.



Business Rates

The rateable value for Perth is currently £13,200 (effective 2023).
The rateable value for Stirling is currently £9,900 (effective 2023).
The rateable value for Crieff is currently £9,900 (effective 2023).
All businesses have discounts due to the small business bonus scheme.

Regulatory

Class 3 Licensed.

Other Property

A branded car and van used by the business may be purchased at separate negotiation.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Liam Bain

Business Agent - Retail

M:+44 7732 602 268

E:liam.bain@christie.com

Edinburgh



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189