

BALLIEFURTH FARM SHOP

Nethy Bridge, Inverness-shire, PH25 3DN

OFFERS IRO
£300,000



- Successful farm shop, butchery and delicatessen
- Established family business in an excellent location
- Year-round trade from local residents and holidaymakers
- Multiple income stream including gift shop area
- Development potential, subject to consent
- 0.229-acre site in the heart of Cairngorms National Park

DESCRIPTION

A fantastic opportunity to purchase an exceptionally popular and well established Farm Shop business with butchery, deli counter, artisan foods and gift shop located in the heart of the Cairngorms National Park.

The business enjoys a strong customer base throughout the Cairngorm area, alongside regular accounts with nearby Estates and local businesses. Its reputation for quality meat, fresh produce and locally sourced goods also creates a market from existing customers, with additional year-round trade from holidaymakers and second-home owners, providing clear scope for further growth.

On the shop floor there is a retail butchery counter with a two-meat slicer, a deli counter, two stand-up fridges and a double-door and single-door freezer. There is a fully functioning butchery with three walk-in chillers and one walk-in freezer, mincer and sausage machine. There is also a private office, kitchen and WC for staff, plus electric panel heaters and an air conditioning unit.





BUSINESS

All aspects of the business – annual accounts, trading figures, turnover, stock at valuation and other relevant information can be provided to seriously interested parties who have formally noted their interest.





EXTERNAL GROUNDS

The grounds extend in total to 0.229 acres, which, subject to the necessary consents, offers potential for further expansion.

To the side of the property, there is a driveway providing parking for up to three vehicles and access to a substantial dry store/garage.

Outside courtesy light and cold-water supply.



REAR WORKING AND STAFF AREAS

Include fully operational butchery, office, kitchen and WC.



SERVICES

Mains electricity, water and drainage. High-speed broadband.

LOCATION

Set in the forest village of Nethy Bridge, and just a short walk from the Speyside Way, the farm shop is well placed to capture both local and tourist trade. It is around 15 minutes' drive from Aviemore and Carrbridge, and around 10 minutes from Boat of Garten and Grantown-on-Spey.

NETHY BRIDGE

Nethy Bridge is a picturesque village set within the heart of the Cairngorm National Park and is perfectly placed to benefit from the recreational and sporting facilities which this beautiful area has to offer.

With the scenic backdrop of the Cairngorm mountain range and the RSPB forest of Abernethy, the village benefits from a 9-hole golf course with championship 18-hole courses at nearby Grantown on Spey, Boat of Garten and Aviemore. There is fishing on the Rivers Nethy and Spey, a local primary school with education to University level at Grantown on Spey, a hotel, restaurant, village shop and farm shop, delicatessen and butchery.

Winter sports at Cairngorm Mountain and the Lecht are within easy reach, as are the golden beaches of the Moray Firth.

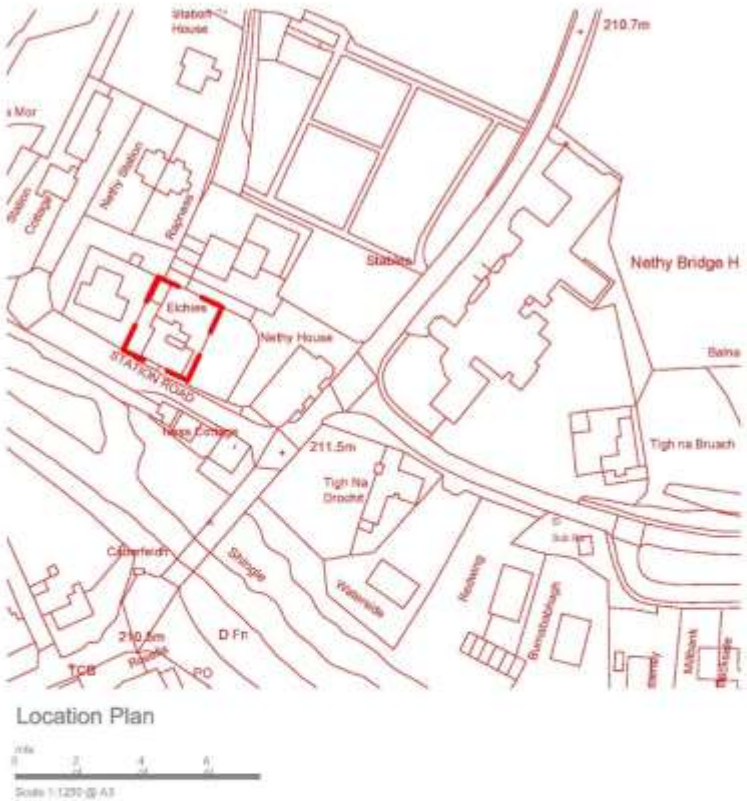
DIRECTIONS

From Aviemore, take the A95 heading north towards Grantown on Spey. Take the first turning to the village of Boat of Garten, and after driving through the village, follow the road round to the right –under the steam railway bridge, past the Golf Course and over the River Spey to the T-junction of the B970. Turn left and head to Nethy Bridge. Once in the village, go across the stone bridge over the River Nethy and turn left. The farm shop is on the right-hand side.

Distances from Nethy Bridge. Grantown on Spey 6 miles, Aviemore 8 miles, Inverness 36 miles, Aberdeen 83 miles, Edinburgh 138 miles, Glasgow 158 miles. The main intercity rail line goes through Aviemore, while the A9 and Inverness Airport provide ease of access to all parts of the UK.



SITE PLAN



NETHY BRIDGE FARM SHOP + BUTCHERS
ELCHIES
STATION ROAD
NETHY BRIDGE
PH25 3DD



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Project Name		File
Bathfurn Farm Shop + Butcher		
Title		
Location + Site Plan		
Drawn by	Checked	File
Channing Number	Revision	Scale
SSA P01		1:1250
		Date
		April 2015
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This plan is provided for indicative purposes only, and it should be noted that the area showing proposed farm shop/cafe is now the retail area for the butchery and delicatessen, with the craft and gift shop to the rear.

The structural walls are as shown on the plan.



PRICE

Offers in the region of £300,000

All fixtures, fittings, equipment and stock can be included in the sale by negotiation.

VIEWING

Viewings are strictly by arrangement with the selling agents by prior appointment only. To avoid disappointment when travelling, please always confirm any viewing with our office prior to setting off.

OFFERS

Offers should be in writing in the correct Scottish legal form to Highland Property Services. Should a closing date be set, we are only able to liaise with Clients who have instructed their Solicitor to Note Interest on their behalf. Our Office will be pleased to arrange for an experienced Scottish Solicitor to act for any purchaser.

ADVICE & PROPERTY MANAGEMENT

Our office can offer guidance and advice to any prospective purchaser with our partner Company -Highland Holiday Homes regarding their established Holiday Rental Services or Residential Letting options which include a comprehensive property management service.

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