



**FOR SALE**  
**High Quality Butchers – t/a Richard H McIntyre**  
**5 Gallowgate, Rothesay, PA20 0HR**  
**Offers Around - £250,000**

**Hannay Fraser & Co**

**Location**

The subjects occupy a prime location in the heart of Rothesay Town Centre with nearby retailers including the Co-op Supermarket, Hydro Electric, Semi Chem and Superdrug.

**Description**

The subjects form a semi detached, two storey commercial premises which are fitted out to an extremely high standard and offer excellent window and meat counter display areas.

**Ground Floor**

The ground floor comprises a serving counter and customer area with food preparation and refrigeration to the back shop.

**First Floor**

The first floor comprises a fully fitted preparation area for pies and pastries.

**The Business**

Richard H McIntyre has been trading for in excess of 100 years and is highly regarded, providing an excellent choice of locally sourced meats. The business has a loyal customer base and enjoys much repeat trade with a variety of hotels and stores in the area. The butchers business offers a wide range of high quality products including a variety of fresh meat and pastry products and also offers a delivery service.

**Business Operation**

The premises are open Monday – Saturday 6:30 a.m. to 5pm except for a Wednesday - 6:30 a.m. to 12:30 p.m.

A full inventory of machinery to be included in the sale will be made available to interested parties. There are also two vehicles, one of which is refrigerated, which are available by separate negotiation.

The current turnover of the business is in excess of £450,000 per annum and trading accounts can be provided to genuinely interested parties only. The business is for sale due to the planned retirement of the current owner.

**Tenure**

Freehold

**Rateable Value**

There are no business rates currently payable.

**Viewing**

Strictly by Appointment through Hannay Fraser & Co

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately where we will endeavour to assist you in any way possible.

**Telephone Hannay Fraser & Co on 01700 503 112**

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