



6 WELLMEADOW, BLAIRGOWRIE, PH10 6ND


McEwan Fraser Legal
Solicitors & Estate Agents

Bunters is a well-known sandwich bar located in the heart of Blairgowrie and established over 30 years ago.

Situated in a fantastic spot for passing trade, the shop has recently undergone a full refurbishment and offers a turn-key investment. Currently offering sandwiches, toasties, hot and cold pastries, cakes, ice cream, hot and cold drinks, tango ice blast etc. Bunters is currently open 10 am-4 pm and has massive potential for growth should the new purchaser wish to extend opening hours or add a delivery option.

Accommodation comprises, a modern and bright shop floor with digital menu boards, refrigerated display units, ice cream unit, drinks fridge etc well-equipped kitchen area to the rear and staff WC in addition there is a large cellar area for storage.

In summary, Bunters offers an already popular and thriving business in an area with high footfall and potential for growth.





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Bunters

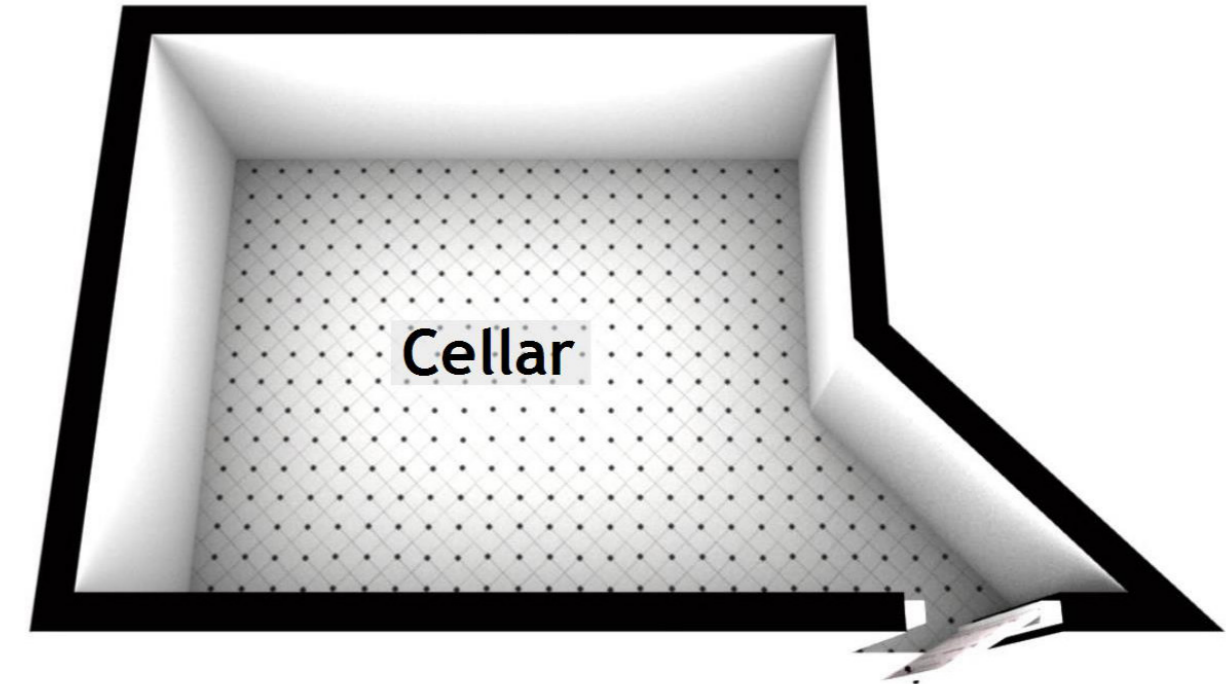
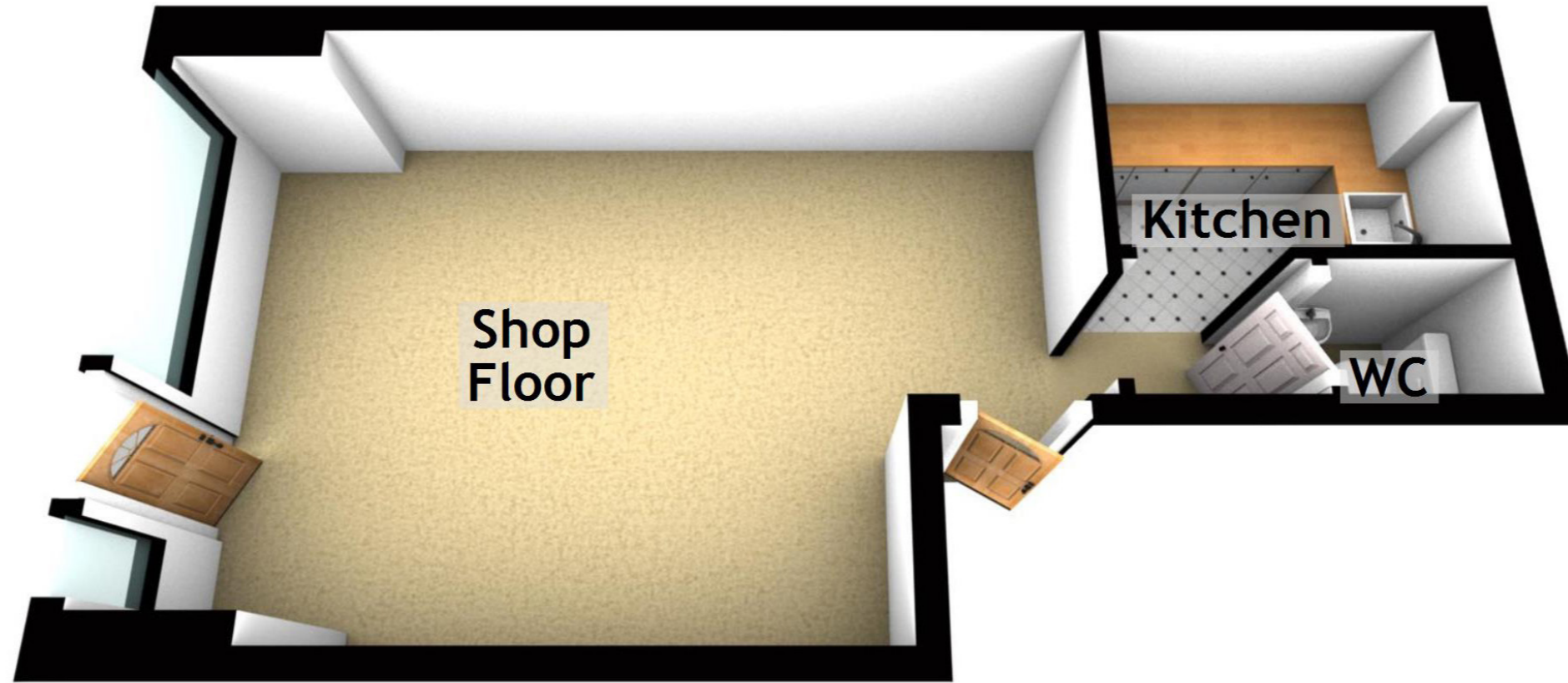


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**Approximate Dimensions
(Taken from the widest point)**

Shop Floor	6.20m (20'4") x 4.10m (13'5")
Kitchen	2.50m (8'2") x 1.60m (5'3")
WC	1.20m (3'11") x 0.90m (2'11")
Cellar	5.50m (18'1") x 3.30m (10'10")



Bunters is situated in the heart of Blairgowrie and enjoys a great spot for passing trade.

The town of Blairgowrie offers a wide range of services and amenities including primary and secondary schools, banks, supermarkets, hotels, garages and a number of independent retailers. There are a number of opportunities for golfers locally including a course at Dunkeld and the Championship course at Blairgowrie.

The county of Perthshire is well known for its abundance of wildlife with the nearby Loch of the Lowes designated as a wildlife reserve. There are numerous opportunities for walking, climbing and cycling. High-quality shooting, fishing and stalking can all be taken locally.





The historic village of Dunkeld is a 20 minute car drive to the west and offers a good selection of cafes, restaurants and specialist retailers as well as hosting the historic Dunkeld Cathedral. The City of Perth can be accessed in 30 minutes by car and offers an extensive range of facilities including national retailers, a cinema, concert hall, restaurants and both railway and bus stations.

The City of Dundee lies approximately 20 minutes to the south-east and is a thriving city with 2 universities, a leisure centre, shopping centres and an airport with regular flights to London City. The City of Edinburgh is approximately an hour and 10 minutes by car and provides a range of big city amenities including an international Airport.





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