

FOR SALE

Established & Highly Profitable Town Centre Coffee Shop



Purdy's Coffee House

88 Castle Street, Forfar, DD8 3AA

Offers Around £120,000 - Freehold

Find out more at www.g-s.co.uk

- **Established & Highly Profitable Town Centre Coffee Shop**
- **Turnkey Operation — Fully Equipped & Ready for Immediate Takeover**
- **Efficient Layout & Established Customer Flow**
- **Prime Town Centre Position in Busy Market Town**
- **100% Small Business Rates Relief — Minimal Overheads**
- **Extending to c.64.70 Sq M (696.42 Sq Ft)**



INTRODUCTION

Purdy's Coffee House is located within the town centre of Forfar, ideally located 17 miles north of Dundee and 32 miles south of Aberdeen. The coffee shop is well-known and popular throughout the town, offering a fantastic menu of fully homemade food. Including soup, paninis and toasties as well as a selection of traybakes, cakes, scones and pancakes.

Forfar is a well-established Angus market town with strong local trade and passing footfall, benefiting from proximity to Dundee and key commuter routes. The town supports a vibrant independent retail and café culture, making it an attractive location for hospitality operators.

Over the years the seller has undertaken various upgrades and refurbishments to the coffee shop, presenting now a modern and fresh order.

The seller has successfully owned and operated the coffee shop for 9 years and has made the decision to move forward with different business prospects. The availability of Purdy's Coffee House offers a buyer the potential to acquire an established and profitable town centre business. We have been advised that the seller would stay on for a short period to assist the new owner with the transition.

THE PROPERTY

The premises comprises a ground floor café within a 2-storey plus attic traditional tenement with glazed frontage with access directly on street via single glazed timber frame door.

Internally the café is fitted out to a good standard offering 45 covers total. Within the main seating areas there is the service counter with food preparation (kitchenette style). There is also customer and staff WCs as well as a range of stores.

ACCOMMODATION SUMMARY

Internally the shop's accommodation is laid out over ground floor and can be summarised as follows: -

The entrance vestibule/hallway leads into:

Front Shop

- Open Plan Main Coffee Shop Seating Area
- Service Counter with Food Preparation (Kitchenette Style)

Back Shop

- Additional Seating
- Customer WC
- Staff WC
- Range of Stores

We have measured the subjects in accordance with RICS Code of Measuring Practice 6th Edition on a Net Internal Area basis in the order of: -

- 64.70 Sq m (696.42 Sq Ft)

TRADE

Accounts will be provided to genuinely interested parties, preferably after viewing of the property.

STAFF

There will be no staff.

WEBSITE

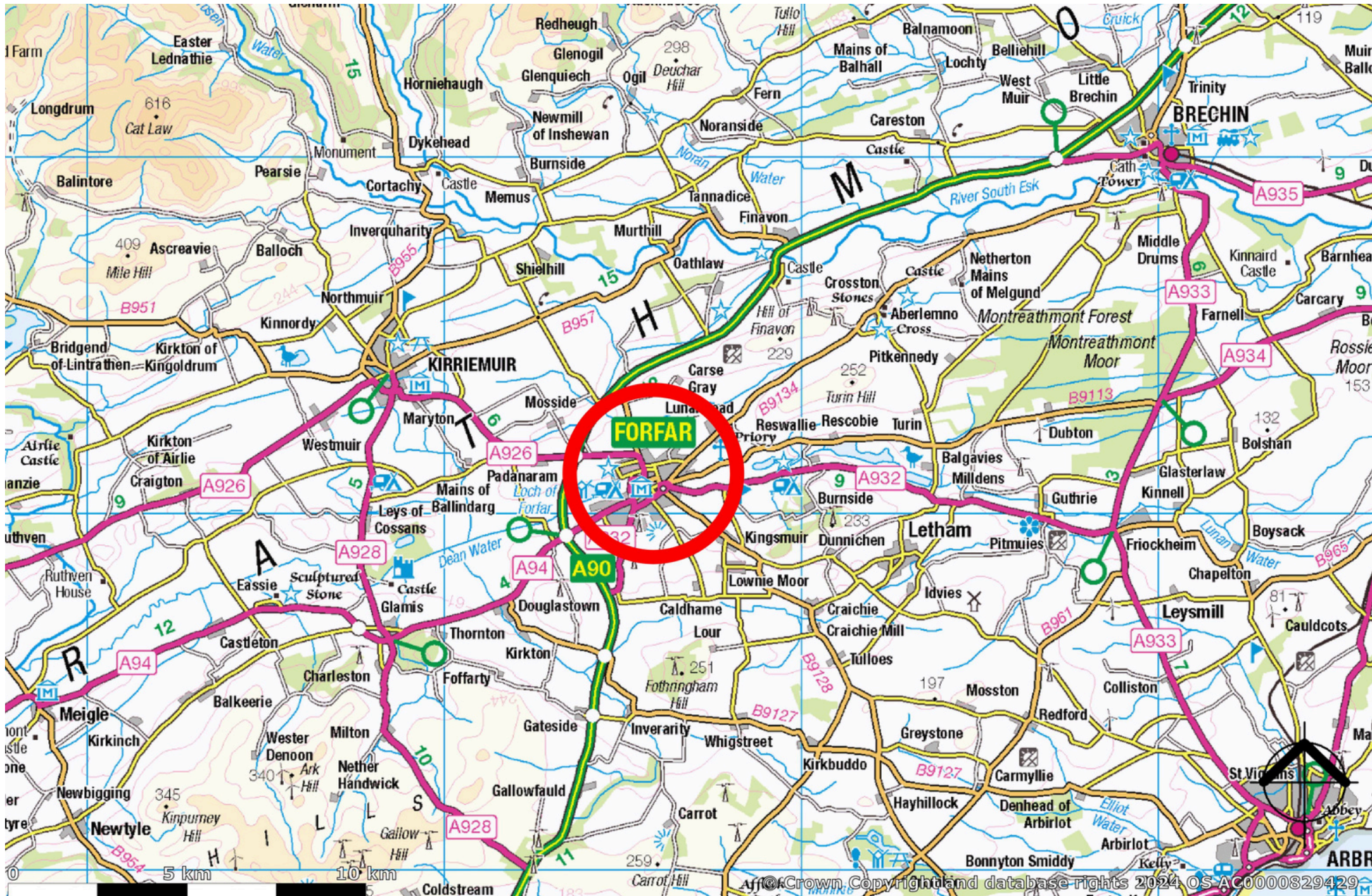
<https://www.facebook.com/PurdysCoffeeHouse/>

SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating.







ENERGY PERFORMANCE CERTIFICATE

Purdy's Coffee House — EPC Rating — G
The EPC will be available upon request.

RATEABLE VALUE

Purdy's Coffee House — Rateable Value - £4,100 (1st April 2026)

The premises benefits from 100% Small Business Rates Relief (SBRR)

TENURE

Heritable (Freehold) / Outright Ownership

PRICE

Offers Around £120,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

To arrange a viewing please contact:



KATIE TAIT

Chartered Surveyor - Hotel + Leisure
katie.tait@g-s.co.uk
07500 423 941



LIBBY SMITH

Agent - Hotel + Leisure
libby.smith@g-s.co.uk
07553 031 341

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: **March 2026**

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.