FOR SALE

Established & Highly Profitable Town Centre Coffee Shop

GRAHAM SIBBALD

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 and 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

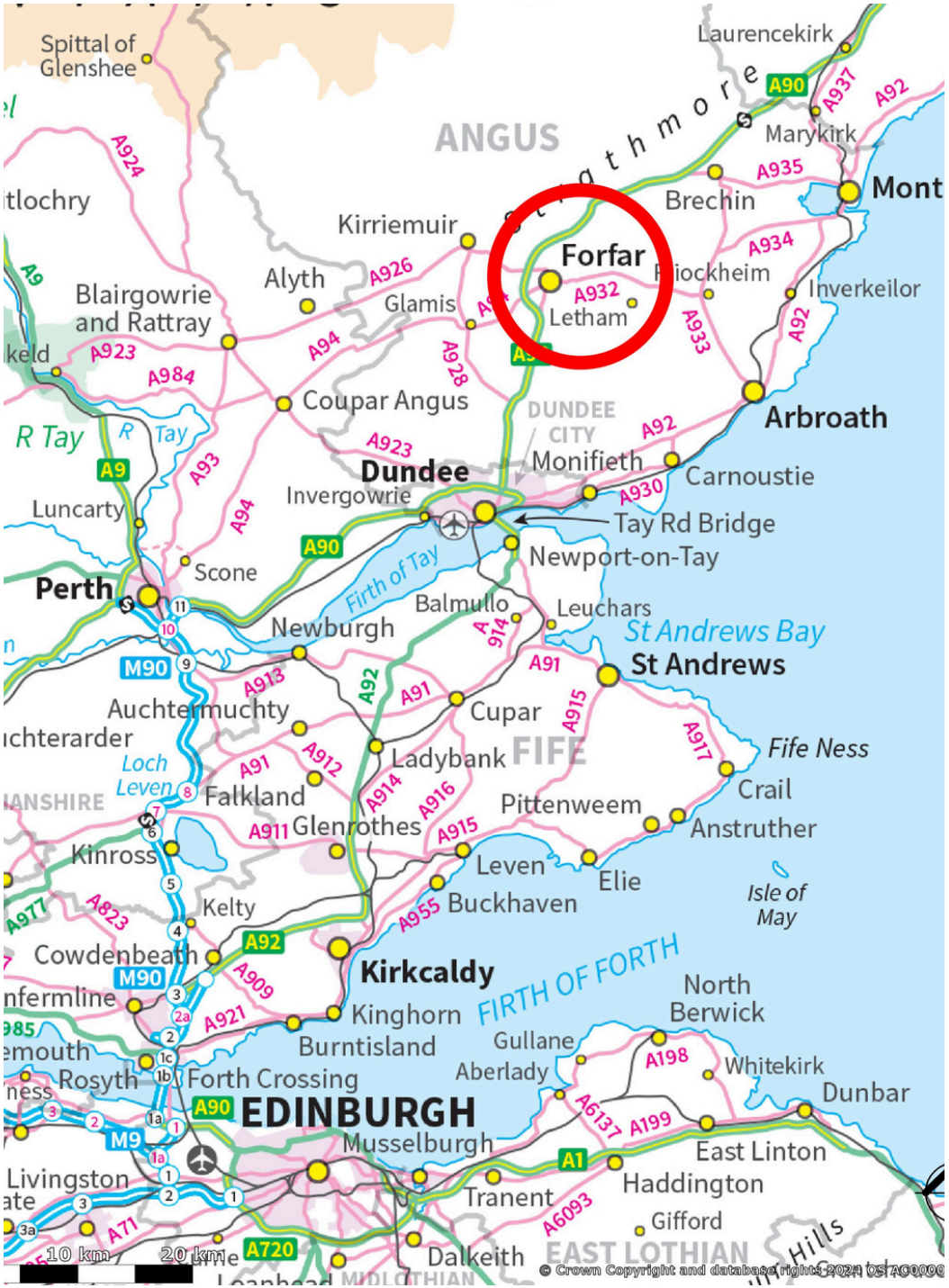
There will be no staff.

WEBSITE

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

SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating.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ANGUS
Marykirk
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Blairgowrie and Rattray
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Inverkeilor
Coupar Angus
DUNDEE CITY
Arbroath
Dundee
Monifieth
Carnoustie
Invergowrie
Luncarty
Tay Rd Bridge
Newport-on-Tay
Scone
Perth
Firth of Tay
Balmullo
Leuchars
Newburgh
St Andrews Bay
St Andrews
Auchtermuchty
Cupar
Ladybank
FIFE
Fife Ness
Loch Leven
Falkland
Pittenweem
Crail
Glenrothes
Anstruther
Kinross
Leven
Elie
Buckhaven
Isle of May
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Cowdenbeath
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North Berwick
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Aberlady
Whitekirk
Rosyth
Forth Crossing
EDINBURGH
Dunbar
Musselburgh
East Linton
Livingston
Tranent
Haddington
Gifford
Dalkeith
EAST LOTHIAN
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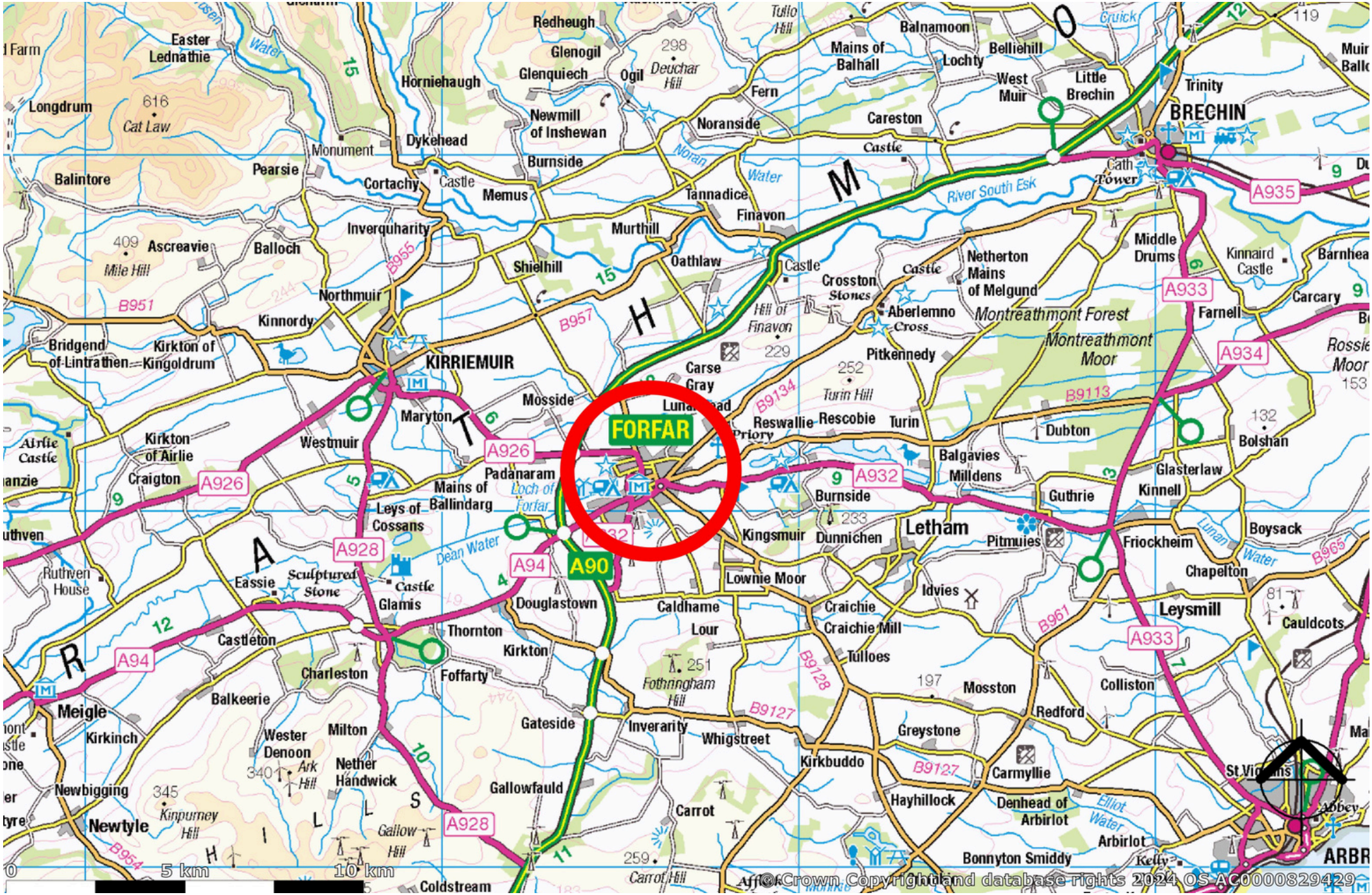
FORFAR
KIRRIEMUIR
BRECHIN
Letham
Leysmill
Meigle
Newtyle
Kirkton of Airlie
Kirkton of Kingoldrum
Bridgend of Lintrathen
Kirkton of Airlie
Craigton
Westmuir
Maryton
Mosside
Padanaram
Mains of Ballindarg
Leys of Cossans
Eassie
Glamis
Castleton
Charleston
Balkeerie
Kirkinch
Newbigging
Wester Denoon
Milton
Nether Handwick
Gallowfauld
Gateside
Thornton
Foffarty
Kirkton
Douglastown
Caldhame
Lour
Inverarity
Whigstreet
Carrot
Kirkbuddo
Greystone
Hayhillock
Denhead of Arbirlot
Arbirlot
Bonnyton Smiddy
Carmyllie
Redford
Mosston
Colliston
Tulloes
Craichie
Craichie Mill
Idvies
Lownie Moor
Kingsmuir
Dunnichen
Burnside
Pitmuies
Guthrie
Balgavies
Milldens
Dubton
Glasterlaw
Kinnell
Friockheim
Chapelton
Boysack
Bolshan
Farnell
Carcary
Middle Drums
Kinnaird Castle
Barnhea
Montreathmont Forest
Montreathmont Moor
Aberlemno
Pitkennedy
Turin
Rescobie
Reswallie
Priory
Carse Gray
Lunanhead
Crosston
Stones
Netherton
Mains of Melgund
Finavon
Oathlaw
Murthill
Shielhill
Memus
Burnside
Tannadice
Noranside
Fern
Careston
Mains of Balhall
Balnamoon
Lochty
Belliehill
West Muir
Little Brechin
Trinity
Cath Tower
Redheugh
Glenogil
Glenquiech
Ogil
Deuchar Hill
Horniehaugh
Newmill of Inshewan
Dykehead
Cortachy
Castle
Monument
Pearsie
Balintore
Longdrum
Cat Law
Easter Lednathie
Ascreavie
Balloch
Mile Hill
Inverquharity
Northmuir
Kinnordy
Airlie Castle
Ruthven House
Sculptured Stone
Loch of Forfar
Dean Water
Noran Water
River South Esk
Lunan Water
Elliot Water
Kelly
Abbey
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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.

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

To arrange a viewing please contact:

MAX WALLACE
Graduate Surveyor - Hotel + Leisure
Max.wallace@g-s.co.uk
07881 244 790

KATIE TAIT
Associate - Hotel + Leisure
katie.tait@g-s.co.uk
07500 423 941

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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.
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Date published: **October 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.