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The Candy Coo, 32 High Street, Grantown On Spey, PH26 3EH
Offers Over £78,888

Contact us on 01479 874800 or visit www.massoncairns.com

A fantastic opportunity has arisen to acquire an ideally located and much-loved sweet shop, fronting onto the bustling High Street in Granttown on Spey at the heart of the Cairngorms National Park. Established for more than forty-three years, this cherished local favourite has long been a fixture of the town, delighting generations of families and visitors. Having thoroughly enjoyed being custodians of the shop, the current owners now feel it is time to pass it into new hands, allowing someone else to continue its legacy while they embark on their next chapter. The premises have previously undergone extensive refurbishment, with relined walls, Kingspan insulation and full rewiring, resulting in an immaculately presented and inviting trading space. The layout has been carefully designed, featuring bespoke jar displays, a dedicated pick-and-mix area, an appealing ice-cream counter, a luxury chocolate cabinet and a drinks fridge. To the rear, a practical store and cloakroom offer excellent functionality. The sale includes all fixtures and fittings, three freezers, the drinks fridge, ambient chocolate fridge, and the air-conditioning unit, providing efficient heating and cooling. A key attraction of the business is its celebrated ice-cream offering. For eight months of the year, the scooping counter serves Stew and Drew's highly regarded ice cream, while Portsoy Ice Cream is available year-round in takeaway tubs, both proving consistently popular with locals and tourists. The business traditionally closes for January, offering built-in respite for new owners, though there is clear scope for additional income during this period should extended trading or alternative opening patterns be preferred. Presented in genuine walk-in condition, this charming and well-established lifestyle business offers a rarely available opportunity to acquire a thriving venture. EPC F

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Grantown On Spey

Grantown on Spey is a charming town nestled in the heart of the Scottish Highlands, known for its picturesque beauty and rich cultural heritage. Located in the Cairngorms National Park, Grantown on Spey is surrounded by breathtaking scenery, including lush forests, sparkling rivers, and rolling hills. The town itself boasts a range of historic landmarks and attractions, including the Grantown Museum and the Grantown Heritage Trail. Visitors and residents can also enjoy a range of outdoor activities, including hiking, biking, fishing, and golfing, or simply take in the stunning scenery with a leisurely stroll around town.

Grantown on Spey also offers a range of shops, restaurants, and amenities, making it a convenient and comfortable place to call home. The town has a strong sense of community, with a range of social and cultural events throughout the year, including the popular Grantown Show, Thunder in the Glens Ride out and the annual Christmas market. Whether you're looking to explore the great outdoors, immerse yourself in local history and culture, or simply enjoy the peace and tranquility of the Scottish countryside, Grantown on Spey offers something for everyone.

Transport Links

From Grantown on Spey, you can conveniently access various transportation options to explore the wider UK:

Airports:

Inverness Airport (INV): Approximately 34 miles away, this regional airport offers domestic flights and some international connections.
Aberdeen International Airport (ABZ): Roughly 80 miles away, providing a wider range of domestic and international flights.

Train Stations:

Carrbridge Railway Station: About 10 miles from Grantown on Spey, offering connections to Inverness, Perth, and Edinburgh.
Aviemore Railway Station: Approximately 14 miles away, with regular services to Inverness, Glasgow, Edinburgh and London, as well as connections to the wider UK rail network.

Road Routes:

A95: This arterial road connects Grantown on Spey to the A9, a major north-south route traversing Scotland, providing access to Inverness,

Perth, Stirling, and Glasgow.

A939: This scenic route connects Grantown on Spey to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Grantown on Spey serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

Shop Space

6.92m x 4.08m (22'8" x 13'4")

Occupying a prime position in the heart of the busy High Street, the shop enjoys superb visibility with its colourful branding and large, eye-catching display windows. A recessed entrance, complete with an illuminated external display cabinet, invites customers inside and creates an appealing first impression. Once inside, the sales area is thoughtfully arranged to maximise both display and flow, with bespoke shelving and cabinetry presenting the extensive selection of confectionery and ice cream to its best advantage. Integrated storage is cleverly incorporated throughout the units, offering ample space to keep additional stock close at hand for quick and efficient replenishment.

The dedicated ice-cream counter features a glass-fronted display with a sliding service top, showcasing the ever-popular Stew and Drew's scooped ice cream alongside year-round Portsoy tubs in a separate freezer. An upright drinks chiller provides further attractive impulse display, while decorative touches — including external themed ice-cream seating, a matching table and a striking oversized ice-cream cone—enhance the shop's playful character and help draw attention from passers-by. An elegant ambient glass cabinet, which can be chilled when required, is currently used to present an appealing range of luxurious handmade chocolates. The serving counter offers excellent practicality with under-counter drawer storage, an electronic weighing scale and an electric till.

Behind the ice-cream service area, there is a stainless-steel one-and-a-half bowl sink with drainer, cold water tap, hot water immersion heater and paper towel dispenser, ensuring smooth day-to-day operation and compliance with food-handling requirements. The entrance benefits from a matwell carpet, while the main sales floor is fitted with wood-effect vinyl flooring for durability and ease of cleaning. The space is well lit by fluorescent light fittings and generous natural

light from the expansive display windows, creating a bright, welcoming environment throughout.

Rear Hallway, WC and Store

From the main shop, a small, well-lit rear hallway leads to a wc, complete with a toilet, sink, and additional storage space.

Location

The business enjoys excellent footfall, occupying retail premises in a prominent position on the High Street. It sits among a thoughtful mix of neighbouring occupiers, including high-quality gift shops, a popular bookshop and an established hardware and cookware store, alongside the wider selection of everyday High Street retailers. This well-balanced blend of surrounding businesses helps draw a steady stream of visitors to the area, contributing significantly to the shop's strong passing trade.

Commercial Usage

The business showcases an impressive and enticing array of confectionery, with shelves lined with gleaming jars of traditional sweets, vibrant displays of pick-and-mix and a tempting assortment of ice creams that draw the eye the moment customers step inside. The space is filled with the nostalgic scent of sugar and chocolate, creating an atmosphere that instantly transports visitors back to childhood and encourages them to linger, explore and indulge. Whether it's a familiar favourite or a new discovery, every visit offers something irresistible for all ages.

The current owners have successfully expanded the business beyond the shop floor by offering a well-used postal service for loyal customers, ensuring that treats can be enjoyed far beyond Grantown.

Accounts

The business premises provide a healthy return with trading accounts made available to seriously interested parties after viewing.

Proposal & Growth Opportunity

We consider this an exceptional opportunity to acquire a profitable and well-established retail business in a prime National Park location, benefitting from strong year-round custom from tourists, locals and passing trade alike. The combination of its prominent High Street position, attractive presentation and loyal customer base provides a solid platform for continued success. Offers are invited for the shop



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premises together with all fixtures, fittings, service equipment and stock at valuation, allowing a new owner to take over and begin trading with ease from day one.

There is considerable scope for future growth, with a number of straightforward strategies available to further increase turnover and profitability. Extending trading hours during peak tourist seasons, opening additional days, or introducing special themed events and evening experiences would all help to draw in more visitors and strengthen customer engagement. With its established reputation and enviable location, the business offers an excellent foundation on which a new owner can build and expand. A lively and engaging social media presence already helps to drive interest, and significant opportunity remains to develop a comprehensive online retail offering through an enhanced website, feeding the appetite of new customers and opening the door to nationwide sales and year-round revenue.

Rateable Value & Council Tax

It is understood the subjects currently attract a rateable value of £3600 per annum and should qualify for 100% Small Business Rates Relief.

please visit for more information

<http://www.scotland.gov.uk/Publications/2008/02/11094640/0> or
<http://www.highland.gov.uk/businessinformation/nondomesticrates/reliefandremission/>
for further details)

Energy Performance Rating

The property has a current Energy Performance Certificate Rating of Band F

Tenure

The premises are offered as a whole on the terms of absolute ownership.

Legal Costs

Each party will be responsible for their own costs in relation to the sale/purchase and transfer of the business and premises.

Entry

By mutual agreement.

Price

Offers over £78,888 are invited

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:- Masson Cairns
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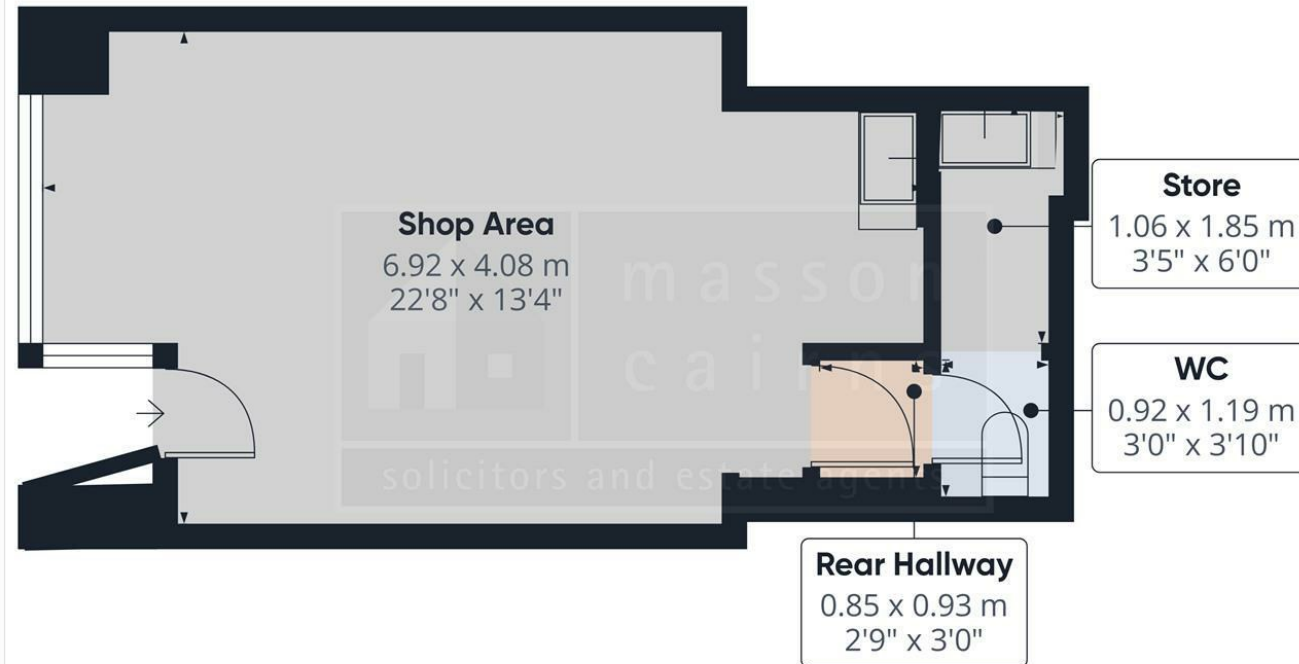
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Approximate total area⁽¹⁾
27.3 m²
294 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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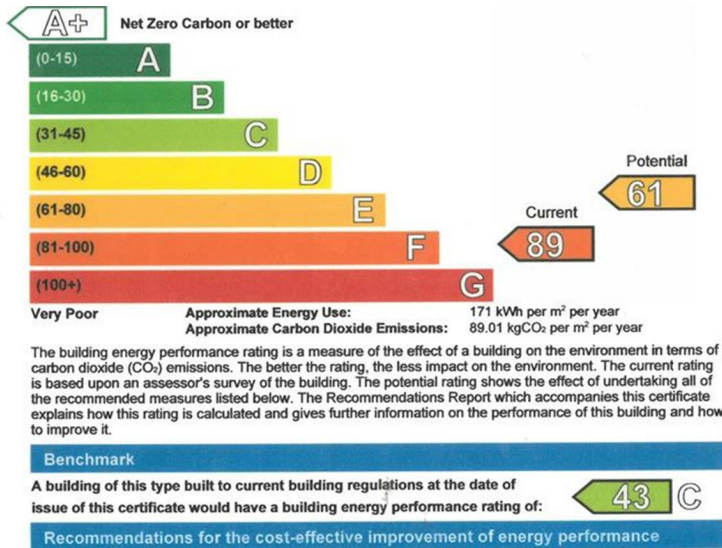
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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