



PETER MURPHY & Co
ESTATE AGENTS



Seven Heads North Laggan, Spean Bridge, PH34 4EB

Fixed Price £350,000

Seven Heads offers the new owner to benefit from a fabulous six bedroom family home, whilst providing the opportunity of running a successful cafe and takeaway in a beautiful location. Positioned opposite the famous Well Of the Seven Heads monument with a fascinating history, the home itself has the option of letting some of the rooms for short or long term let with the appropriate consents. Accommodation comprises in the main residence; External door which opens to the hallway and leads to the lounge/dining room, kitchen and stairway to upper floor, which leads to six good sized bedrooms and two shower rooms. A second external door opens to the cafe serving and takeaway area, cafe kitchen, storeroom and wc. Externally there is a garden area and picnic area with stunning views over Loch Oich. Private parking to front.

BUSINESS

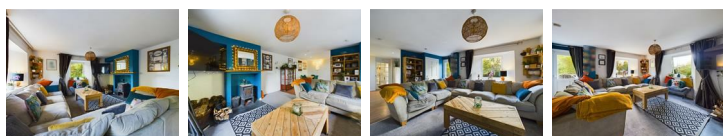
Seven Heads Cafe and Takeaway is a popular and successful family run business, situated in an enviable location, directly opposite Loch Oich. A popular stopping spot for travellers who enjoy the beauty of this location as well as those who visit the Well of Seven Heads; a striking monument which provides a stark reminder of one of the most gruesome episodes in Scottish clan history. Fast forward 400 years, the sale of the Seven Heads presents an ideal business opportunity capitalising on its location. The cafe and takeaway, which is on the A82 main Fort William to Inverness trunk road, caters to year-round demand from local residents, with the addition of tourist trade which spikes between April and October. There are also several major building projects nearby meaning a significant increase in trade going forward. Add to that the adjoining 6 bedroom property could be easily partially adapted as a letting business to take advantage of the Great Glen Way, a walker's route from Fort William to Inverness, plus the Great Glen Cycle route running adjacent to the premises. The unit offers excellent potential for a variety of uses such as a studio, workshop or bunkroom, subject to consents. Prior to the current owners the unit was used for home baking, small gifts and merchandise, however, more recently the business had success through providing hot breakfasts and lunches, having been granted a change of use and is now categorised for hot food takeaway (Sui Generis). If new owners would prefer to revert to the previous shop classification (Class 1), further planning consents will not be required. Internally the shop makes intelligent use of the space on offer. The cafe space has an internal seating space to enjoy food. The customer area is well laid out with a free-standing main sales counter, large chilled display cabinet. To the rear is a modern kitchen facility which allows for convenient serving to the customer area. An external gas storage compound and sheds provide excellent overall storage facilities. The property benefits from a prominent roadside trading site on a busy main road. A most attractive feature of this sale is the spacious 6-bedroom owner's accommodation. The accommodation is arranged over two floors with its own private access and was operated as a bed and breakfast in the past, although this aspect has not traded for a number of years.

ENTRANCE HALLWAY

External door to front opens to the entrance hallway. Provides access the lounge/dining room, kitchen and staircase to upper floor.

LOUNGE

The bright and welcoming lounge has a multi-fuel burner as it's focal point. Windows to front and side. Door to front.



DINING AREA

Open plan to the lounge, this spacious formal dining space has a window to front.



RESIDENTIAL KITCHEN

The modern kitchen has a good range of wall and base units with contrasting worktops, wall mounted double oven and 5 ring gas hob. Window to front and walk in storage area to rear.



BEDROOM 1

Accessed from the upper landing this double bedroom has a window to front with stunning views over Loch Oich.



BEDROOM 2

Accessed from the upper landing this double bedroom has a window to front with stunning views over Loch Oich.



BEDROOM 3

Accessed from the upper landing this single bedroom has a window to front.

BEDROOM 4

Accessed from the upper landing this double bedroom has a window to front.



BEDROOM 5

Accessed from the upper landing this double bedroom has a window to front.



BEDROOM 6

Accessed from the upper landing this double bedroom has a window to rear. Fitted wardrobe.



SHOWER ROOM 1

Accessed from the upper landing this modern and stylish shower room includes wc, wash hand basin and shower enclosure with mains shower. Opaque window to rear.



SHOWER ROOM 2

This shower room includes wc, wash hand basin and shower enclosure with mains shower.



CAFE

External door opens to the seating and serving areas. This leads through to the cafe kitchen, storeroom and wc.



CAFE KITCHEN

The cafe kitchen has a stainless steel food preparation bench with wet walling to the other cooking areas. All cooking, fridge and freezer appliances can be included in the sale.



FRONT ELEVATION



EXTERNAL AREA

To the front of the property there is a seating area and garden to side, including garden shed. To the other side there is a large area of tarmac which could be used as a seating area for the cafe or as a garden. Private parking to front.



PICNIC AREA

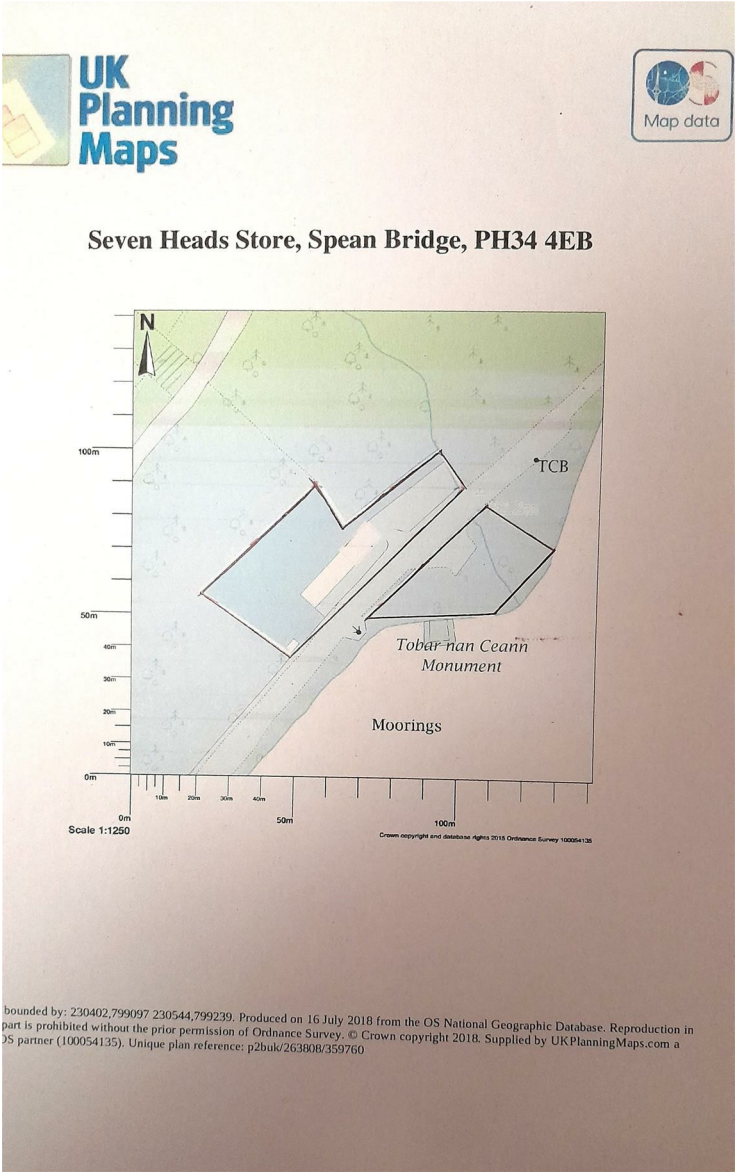
Across the road from the property there is a generous strip of land that directly adjoins Loch Oich. This includes a private, lawned picnic area for use by the owners and customers, allowing them to relax and enjoy the incredible views on offer over Loch Oich to the hills beyond. There is also a private jetty offering access to the loch, with fishing and boating rights.



VIEWS



LOCATION PLAN



LOCATION

The Seven Heads is located within one of the most scenic locations in Scotland. Situated on the west side of Loch Oich, the property has unobstructed views of outstanding natural beauty and sits directly opposite the Well of Seven Heads. Fort William is located 24 miles away and is a popular tourist destination attracting hill walkers, golfers, fishermen, skiers and water sports enthusiasts. The Great Glen is a popular route for sightseeing and touring and runs adjacent to the premises. There are a great many attractions within easy reach of the business. To the north is Inverness, the capital of the Highlands, providing excellent travel connections and benefiting from many attractions including its Castle and the Culloden

Battle Field. The Loch Ness Visitors Centre and Urquhart Castle provide visitors with a full day out. Whilst to the south is Fort William at the foot of Ben Nevis, the highest mountain in Britain, affording a wide range of adventurous mountain sports, and to the west is the Isle of Skye with its rugged natural beauty. The premises are ideally positioned to run a sound business operation whilst providing an excellent quality of life for the owners. This area remains one of the last true wildernesses providing a habitat for many rare species of native wildlife and dramatic mountain ranges. Further facilities including a range of shops, food venues, a butchers plus secondary education are all available in Fort Augustus about 8 miles away.

REASON FOR SALE

The current owners have uplifted the business to its current standard. It is their desire to reduce work commitments and retire from the hospitality sector which brings this fantastic business and lifestyle opportunity in a truly stunning location to the market.

SERVICES

Mains electricity. Drainage is via a septic tank located within the subjects on the opposite side of the A82. There is a private water supply within the subjects off the hill into a holding tank and gravity fed into the property thereafter. Heating is provided by a mix of modern electric storage and panel heaters.

MISCELLANEOUS INFORMATION

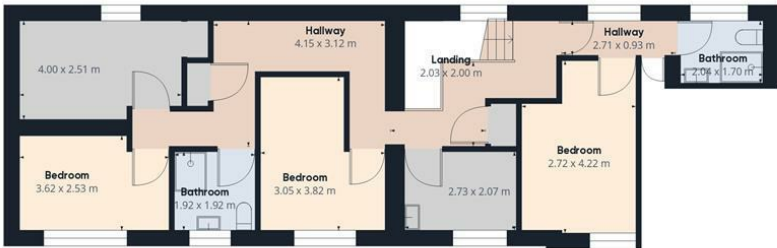
TENURE - FREEHOLD

RATEABLE VALUE/ COUNCIL TAX

The business benefits from 100% discount under the Small Business Bonus Scheme making the amount eligible persons might have to pay is £0.00. The house has a Council Tax banding of 'E'.



Ground Floor



Floor 1



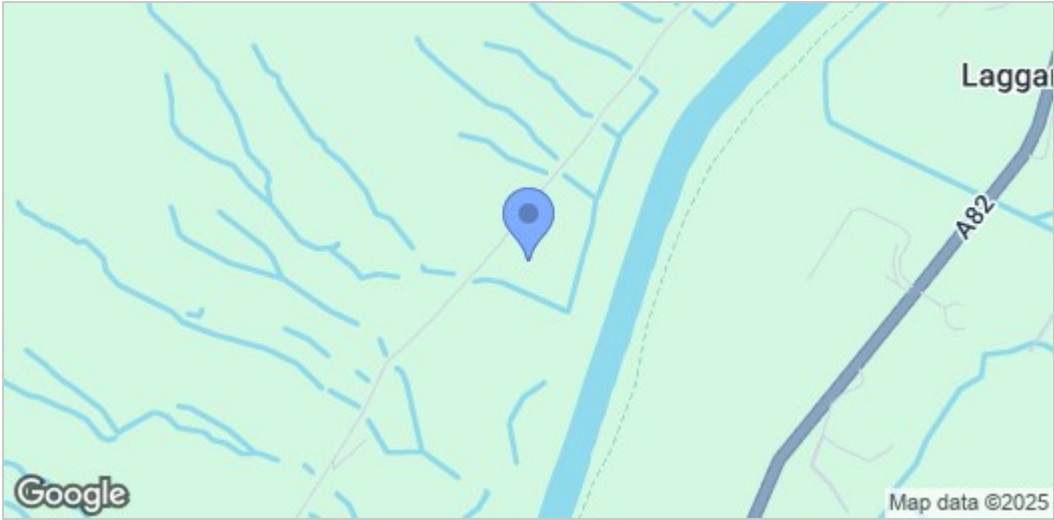
Approximate total area[®]
203.07 m²
Reduced headroom
0.54 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
EU Directive 2002/91/EC		

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