

## Craigard Tea Room

📍 51 Sinclair Street,, Helensburgh, G84 8TG



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### At a glance

- A well established business (26 years)
- Fantastic reputation by locals & tourists
- Growth opportunity by expanding trading hours
- 24 internal covers and external seating for 4
- Rare freehold cafe opportunity
- Energy Rating G



One of Helensburgh's best known businesses, The Craigard Tearoom is well established and is located on one of Helensburgh's busiest streets, minutes away from the main rail link to Glasgow and Edinburgh.

The business will appeal to a mixture of buyers giving its fantastic trading position and well established name.

The existing owner, Melanie, is happy to be retained as a consultant/baker for less experienced operators looking to take over the business.

## Craigard Tea Room

### Location

Helensburgh is a popular seaside town set within the Lomond area of Argyll and Bute. The town offers excellent rail links to Glasgow, Edinburgh, Fort William and Oban. It is also ideally placed for the motoring visitor as close to Loch Lomond and a good touring base for a large part of western Scotland.

The well established 'Craigard Tearoom' is conveniently placed on Sinclair Street, a busy street and walkway on the junction that meets East Princess Street, yards away from Helensburgh Central Train Station.

### Internal Details

The Café has been furnished and decorated to a high standard throughout. An impressive cake display unit is located at the front of the property upon entering via the main entrance.

The main seating area is made up of moveable wooden tables/chairs which can be rearranged to accommodate private functions or parties of 12 to maximum of 24 people.

The main service area is located towards the rear of the dining area which includes a till system and coffee machine. The separate kitchen area is located towards the rear of the property which hosts a variety of cooking equipment which has been well maintained.

### The Opportunity

The Craigard Tearoom of Helensburgh is a popular restaurant with both locals and tourists alike. The business has consistently traded well over the past 26 years, whilst the tearoom has evolved over the years the 'The Craigard' prides itself on using fresh ingredients and creating homemade food and cakes.

Previously more of a quality tearoom, the Craigard has now rebranded as a restaurant, currently open six days per week serving full Scottish breakfasts, continental breakfasts and an extensive lunch menu.

The business consistently receives phenomenal online reviews via TripAdvisor and other online review sites by customers regularly commenting on the quality of home baking and lunch time snacks.

### Staff

Staffing information will be provided to seriously interested parties.

### Development Potential

The Scottish submarine centre which is located in Helensburgh opened in December 2017 - it is anticipated that the new visitor attraction will significantly increase the number of tourists visiting the town.

### Business Rates

Rateable value £9,000 (2017). The business qualifies for 100% rates relief.

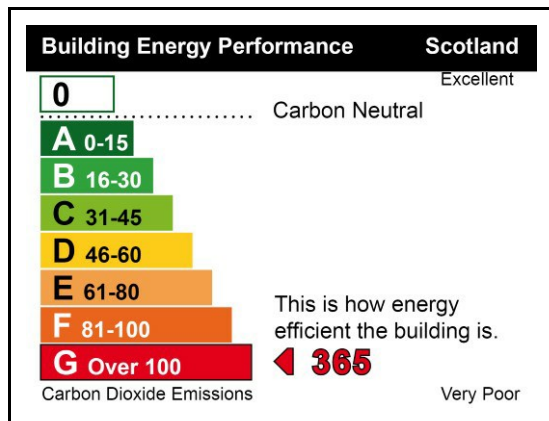
### Regulatory

Premises licence (lapsed).



# Craigard Tea Room

## Energy performance certificate



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