

FOR SALE



THE SLANJ RESTAURANT, BAR & VENUE

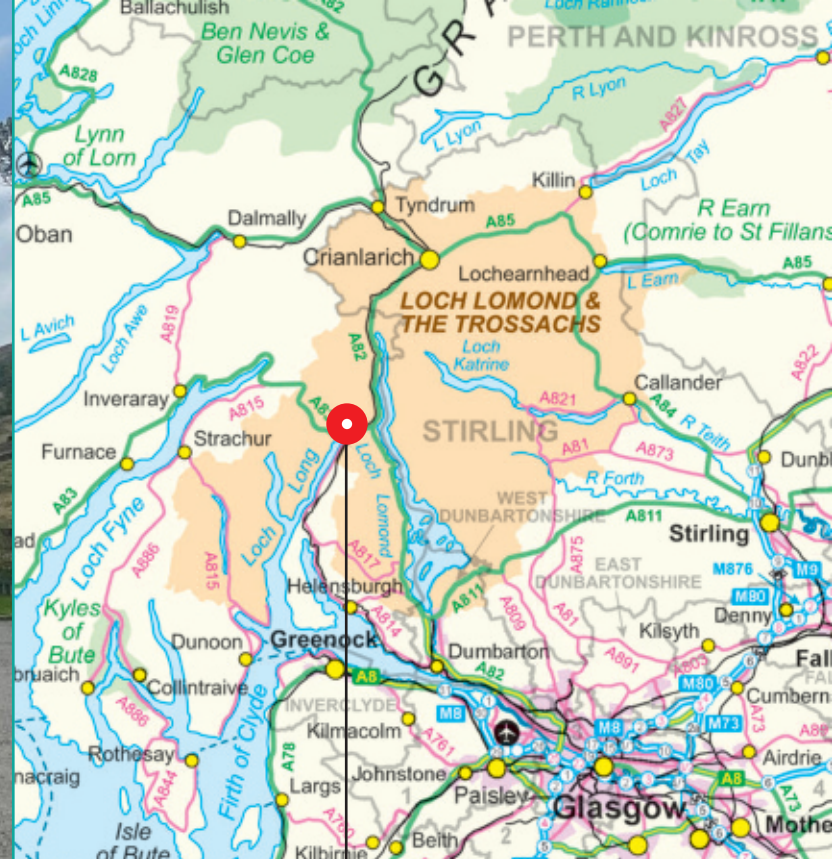
STATION ROAD, TARBERT, ARROCHAR, G83 7DA

OFFERS OVER £425,000

CDLH 
Creevy Darroch
www.cdlh.co.uk

- Superb trading location close to the tourist attractions of Loch Lomond and Loch Long.
- Highly prominent trading location accessed off the A83, the main arterial route linking Tarbert to Inverary and Oban.
- Large bar/restaurant, with a capacity for 120 persons, fully fitted commercial kitchen, customer toilets and ancillary areas. There is external seating for approximately 80 persons and a large car park with space for 30 cars.
- “Village Shop” arranged within a container in the car park, which is included in the sale.
- Large first floor with planning consent to create 7 letting bedrooms.





LOCATION

The village of Tarbert lies on the western banks of Loch Lomond, at the busy junction of the A82 and A83. The main road network provides links to Inveraray, Oban and Fort William. The A83 also provides access to the west coast of Scotland and Scotland's Western Isles (via ferry links from Oban).

This is a superb location for a tourist orientated business, with significant passing traffic trade. In addition, the location is only approximately 1 hours' drive from Glasgow city centre/central belt, providing easy access for day-trippers. Tarbert and Arrochar railway station is situated within the village, which is part of the West Highland line.

TRAVEL DISTANCES

Location	Miles	Drive-time
Tarbert & Arrochar Railway Station	-	1 mins
Loch Lomond	.2	3 mins
Loch Long	.75	5 mins
Glasgow City Centre	40	1 hr
Edinburgh City Centre	86	2 hrs
Inveraray	24	35 mins
Oban	57	1 hr 21 mins
Fort William	68	1 hr 33 mins

DESCRIPTION

The Slanj is arranged within an original Church of Scotland building. The building is arranged over the ground floor and upper level and is formed within a highly attractive stone constructed building, with character arched stained glass windows, steep pitched roofs and church tower.

The main building has been substantially extended to the rear by single storey extensions, and is set within a self-contained site, accessed directly from the A83. There is a large tarmacadam car park situated immediately to the side and fronting the A83, with space for approximately 30 cars. There are also attractive external seating areas to the front and side, which we would estimate can accommodate 80 persons. The “Village Shop” is arranged within a container in the main car park. This provides basic grocery goods, as well as coffees/teas and hot rolls.

ACCOMMODATION

Internally, the accommodation is as follows:

GROUND FLOOR

Access

The main customer access is to the side of the premises, directly off the car park. This leads to a double doorway and into the main restaurant.

Restaurant

The restaurant is arranged over split levels. There is a lower level, with bar servery set to one side and coffee counter to the other. There is seating for approximately 50 persons.

Upper Restaurant

The upper restaurant is open to the lower restaurant. There are three steps up to a raised timber seating area. There is seating for approximately 40 persons.

Overall Capacity

The restaurant is laid out with seating for approximately 90 persons, although could accommodate larger functions/additional covers up to 120.

Office/Store

Situated off the upper restaurant. Manager’s office/store, with large further store situated to the side.

Customer Toilets

Ladies, gents and accessible toilets.

Kitchen & Other

Fully fitted commercial kitchen. There is a large stainless steel commercial extraction set to one side, open to wash and preparation areas. There is ample storage for fridges and freezers and a large additional washroom/fridge freezer and dry store situated to the rear. Beer cellar. Stores.

FIRST FLOOR

Access

There are two access stairways to the first floor.

Letting Rooms

This space has planning consent for 7 letting bedrooms. It would also provide excellent owners accommodation (subject to planning consent).

EXTERNAL

Car Park

With space for approximately 30 cars. Level tarmacadam finish adjacent to main road. The car park is used for overnight camper parking.

Village Shop

Arranged within a container and situated in the car park.



PLANNING

The premises are situated within the confines of the Loch Lomond Trossachs National Park. In addition, the main building is Category C listed.

The premises gained planning consent for the change of use and conversion of the upper floor to provide 7 letting bedrooms for holiday let and the installation of two new roof windows and three roof light tubes. The planning consent reference is 2018/0163/DET.

RATEABLE VALUE

The premises have a Rateable Value of £14,900 as from 1st April 2023.

SERVICES

The subjects are connected to mains water, electricity and drainage. Gas provision is from a propane gas tank situated to the rear of the premises.

PROPERTY BACKGROUND/TRADING RECORDS

The premises have been leased out historically. However, the tenant now resides abroad, and the premises are to be sold with vacant possession.

Given that the premises were previously leased out, we are not in receipt of any accounting information for the business. However, our understanding is that the business generated sales of between £15,000 to £20,000 per week during the shoulder and prime trading months.

THE OPPORTUNITY

The Slanj is situated in a fantastic location to cater for tourist trade and general day trippers. The premises lie only approximately 1 hours' drive from the main central belt of Scotland and are situated off one of the main arterial routes linking the central belt of Scotland to Inverary, Oban and the West Coast of Scotland.

As well as income generation from the main bar/restaurant, the business also offers opportunity to generate further income from the current "Village Shop", which is arranged within a container situated in the car park, as well as using the car park itself for evening camper vans. The further development of 7 letting bedrooms over the first floor provides future expansion/business opportunities. With minimal changes, and subject to planning consent, the first floor could also be used as an owner's apartment.

The business provides a first-class opportunity for an owner operator to generate an excellent food and wet business within a highly popular tourist trading location.

PREMISES LICENCE

There is a premises licence in place, regulated under the 2005 Licensing (Scotland) Act.

PRICE

The premises have been placed on the market at offers over £425,000 + VAT (if applicable) for the benefit of the heritable interest, trade fixtures and fittings and with vacant possession at the date of entry.

EPC

The property has an EPC rating of G.

ADDITIONAL INFORMATION

VIEWING – STRICTLY BY APPOINTMENT

For an appointment to view, please contact:

Sharon McIntosh

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For further information, please contact:

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ANTI MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, came into force on the 26th June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

CDLH and for the Vendors of this property, whose agents they are, give notice that (i) the particulars are set out as a general outline only for guidance of intending operators and constitute that neither the whole or part of any offer or contract; (ii) all descriptions, dimensions, or references to condition and necessary permission for use and occupation of the hotel are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise as to the correctness of each of them; (iii) no person in the employment of CDLH has the authority to give any representation or warranty whatsoever in relation to this property (iv) any trading or financial information is for indicative purposes only, prepared at the time of publication and should not be relied upon and cannot be warranted in any way.