



## Maxibell Restaurant

Ref: 5265437

5 Park Avenue, Carnoustie, DD7 7JA

Freehold: £180,000

High Street location with parking nearby

Scope to reopen or develop new offering

c.2,300 sqft (217 sq.m)

Large Cellar and Basement Space

Within walking distance of Carnoustie Links

EPC Rating F



The property is situated in a prime location in the city centre of Carnoustie, within easy walking distance of the main train station and the famous Carnoustie Links Golf Course. The building is currently vacant previously trading as a restaurant and tapas bar. Before the business was a restaurant, it traded as a pub called the Golf Inn, both attracted tourist and local trade.

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### Location

The property is situated on Park Avenue, just off the High Street in the Scottish coastal town of Carnoustie.

Carnoustie is famous for its links Golf Course hosting the British Open Golf Championship in 2018, generating a massive economic injection to the town and local region. In the local area there is a mix of residential, retail and commercial properties in the vicinity.

Dundee is located 14 miles to the west of the town and Arbroath is seven miles to the north east, along the North Sea coast. Carnoustie also benefits from its own train station with regular services provided north and south.



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### Internal Details

The property consists of a ground floor bar, restaurant area and kitchen. Male, female and disabled toilets are located to the rear of the restaurant and bar, as well as a sizeable cellar.

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### The Opportunity

The business was well known within the community and used by the locals and visitors to the town.

The property previously traded as a successful restaurant and tapas bar, however, we are confident that the site has the potential to cater for many concepts going forward.

Gross internal area of around 2,300sq.ft and could therefore be developed for other use.







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### Fixtures & Fittings

The property is being sold with vacant possession. There is currently a fully fitted kitchen that can be sold by separate negotiation.

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### External Details

There is a small outside bar and seating area to the rear, as well as an owner's parking space.

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### Regulatory

Premises Licence

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### Business Rates

The Rateable Value as at 1 April 2023 is £17,500. Confirmation of actual rates payable can be obtained from the local Authority.





## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Simon Watson

Business Agent - Hospitality

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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