



# Cladach Beach House

Ref: 6854055

Brodick, Isle of Arran, KA27 8DE

Freehold: Offers Over - £195,000

Unique opportunity to acquire beach bar

40 minute walk from ferry terminal

Bar / Shop / Event space

Opportunity to create food offering

Outside seating for around 30

Energy rating E



A unique opportunity to acquire Scotland's only cocktail bar on a beach! Situated on the beautiful Isle of Arran, our clients have owned the business for five years and are now selling to focus on other business interests. The business is owner operated with the assistance of full and part time staff.



### Location

The Cladach Beach House is situated just off the A841, 5 minutes drive or 40 minutes walk from the Arran Ferry Terminal and 25 minutes walk from Auchrannie resort. There is a bus stop to the front of the property connecting the island and with services running frequently throughout most days. The Isle of Arran is one of Scotland's most accessible islands off the stunning West Coast and attracts around 400,000 visitors each year, they also have a very supportive community with a population of around 5,000. The island hosts a wide variety of independent hotels, restaurants and bars and is very popular for both short and long stay breaks.

### Regulatory

Premises license

### Internal Details

Entry to the property is via a single door to the right, the main bar & servery is directly opposite as you enter and a unisex toilet is to the right of the bar. The room can accommodate for around 25 seated with a mixture of both leather sofas and wooden tables and chairs. The property is rustic & quirky, uniquely positioned with unrivalled scenic views and has been beautifully designed throughout. The large log burner is perfect to make the space cosy on cold winter days.

To the rear of the room is a another door which leads to an large prep area, this is mainly used for brewing however, could easily be converted to a commercial kitchen with investment. There is a storage room to the rear.

### Fixtures & Fittings

A full inventory of what is included will be provided at point of sale.





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### The Opportunity

A very unique opportunity to acquire a beacon destination venue on the Isle of Arran, our clients have owned the profitable business since 2019 and are now selling to focus on other business interests. The Cladach Beach House currently operates as a bar & shop serving excellent cocktails, gin and beers which are brewed on site. Our clients website can be found here - <https://arranbotanicaldrinks.com/>.

There is an opportunity for a new owner to introduce food over time, our client will host several BBQ and Pizza pop ups over the year although, it is of our opinion that a full time menu could be introduced going forward. The Cladach Beach House has a sizeable and loyal following across Instagram and Facebook whilst also boasting excellent reviews online.

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### Tenure

Freehold

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### External Details

A single storey property of wood construction with a pitched and slated roof, there is outdoor seating for around 30 customers. A 'Tiki Style' outdoor bar hut with good storage is used to serve and showcase cocktails during sunny days, this is successfully utilised for food pop ups. The outdoor fire pit is a year round feature.

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### Business Rates

According to the Scottish Assessors, the property benefits from 100% rates relief.



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## 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:

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