



Papa Rab's Restaurant & Bar

Ref: 6863597

12 Hanover Square, Stranraer, DG9 7AF

To Rent: £45,000, Annual Rent: £25,000

Prominent Trading Location

Restaurant, Bar & Takeaway

Licensed Outside Area Front and Rear

Fully Fitted Commercial Kitchen

Annual Sales for 2023 c.£400k (net)

Annual Rent £25,000 / Energy Rating E

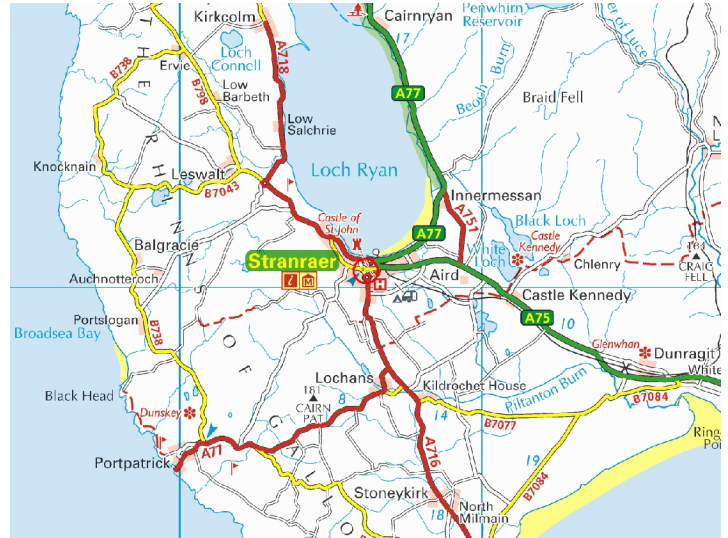


Papa Rab's Restaurant is well located just off the main high street. The property covers the ground floor of the building and benefits from a large public carpark to the rear and side of the building.

Location

Stranraer, also known as The Toon, is a town in Dumfries and Galloway, Scotland. It is located in the historical parish of Inch in the county of Wigtownshire. It lies on the shores of Loch Ryan, on the northern side of the isthmus joining the Rhins of Galloway to the mainland. Stranraer is Dumfries and Galloway's second-largest town with a population, including the immediate surrounding area, of nearly 13,000 inhabitants.

Stranraer is an administrative centre for the West Galloway Wigtownshire area of Dumfries and Galloway. It was formerly a ferry port, connecting Scotland with Belfast and Larne in Northern Ireland; the last service was transferred to nearby Cairnryan in November 2011. It lies by road 87 miles (140km) southwest of Glasgow, 52 miles (84km) southwest of Ayr and 72 miles (116km) to the west of Dumfries.



The Opportunity

Papa Rab's Restaurant, currently rated in the top three restaurants in Stranraer on Tripadvisor, offers an exceptional opportunity to acquire one of the most well established and consistently performing bar restaurants in Stranraer. Popular amongst the locals the bar, currently only one of two pubs in Stranraer with a 'GOLD' rating from the Police 'Best Bar None' Scheme, is known for hosting live music at weekends, whilst the restaurant and takeaway remains popular with those looking for good quality food.

Papa Rabs is the perfect opportunity for an existing operator or new venture to continue a thriving business, there is no capital expenditure required and the business is in turnkey condition.

Internal Details

Entrance to the main restaurant is from the public carpark at the rear of the building. The restaurant can hold 80 covers with the outside paving area recently added in the Premises Licence. An open and spacious area, it has been modified to a very high standard with its own bar located to the rear and next to the commercial kitchen with a bespoke wood-fired pizza oven being an eye-catching feature in the restaurant. This is used to cook a number of dishes keeping kitchen gas and electricity costs to a minimum.

The bar is accessed by a separate door located at the front of the building with a small external area covered by an awning. This was erected during the Covid pandemic to accommodate hospitality rules, and which has also been recently added to the Premises Licence.



Trading Hours

Monday
4.00pm to 8.00pm

Tuesday and Wednesday
Closed

Thursday
4.00pm to 8.00pm

Friday
12.00pm to 2.00 pm, 4.00pm to 9.00pm

Saturday
12.00pm to 9.00pm

Sunday
12.00pm to 8.00pm

Bar Open 7 days a week from 12.00pm

Fixtures & Fittings

All fixtures and fittings are included within the leasehold sale (excluding any personal items).

Staff

Staff details will be provided after a formal viewing has taken place.

Trading Information

Full accounting information will be provided after a formal viewing has taken place.

Business Rates

The Rateable Value is £14,500 with effect from 1 April 2023. Confirmation of actual business rates payable should 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:

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Business Agent - Hospitality

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Edinburgh



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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