



The Bothy Bar

Ref: 5265442

33 Kinnoull Street, Perth, PH1 5EN

Leasehold: £100,000, Annual Rent: £60,000

Busy Town Centre Location

Bar, Restaurant & Event Space

Outdoor Tables & Chairs

Fully Fitted Commercial Kitchen

Established Trading Business

Annual Rent £60,000 - EPC Rating "tbc"



The Bothy Bar is a great opportunity to acquire a licensed restaurant and bar situated in the busy town centre of Perth. Our clients are looking to secure a new tenant with experience to continue the all ready established trade.

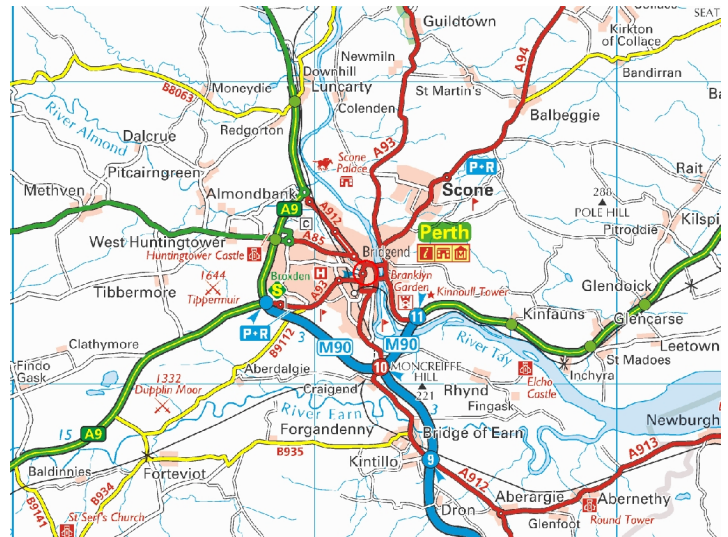
The property is currently a managed operation, and is now available on a leasehold basis.



Location

Perth is a city in central Scotland, on the banks of the River Tay. It is the administrative centre of Perth and Kinross Council area and is the historic county town of Perthshire. It had a population of approximately 47,430.

Perth is situated approximately 20 miles west of Dundee, 40 miles north of Edinburgh and 60 miles north east of Glasgow, lying at the hub of central Scotland's motorway network. As such, the city benefits from an excellent strategic location.



The Opportunity

We are looking to secure a new tenant for our clients.

The business is in excellent turnkey condition and a rare opportunity to run a well established business in the heart of Perth City Centre.

The Bothy Bar would benefit from an experienced operator or couple who are keen to be hands on in the running of the business.



Fixtures & Fittings

All fixtures and fittings are included in the leasehold sale and are presented to a very high standard.

Regulatory

Premises Licence
Class 3

Internal Details

The main restaurant area, located on the ground floor, is a large well decorated modern dining area with a selection of loose upholstered and wooden chairs, tables and sofas that can comfortably accommodate c.80 covers. A curved bar and gantry is positioned to the back of the room housing beer taps, coffee machine, fridges and a selection of wines and spirits. The bar is serviced by a dumb waiter to the lower floor kitchen. The area is fully vented and benefits from overhead heating and air conditioning.

The Bothy Bar is home to private event space which hosts up to c.60 guests with rustic décor and perfect for meetings, celebrations and intimate weddings. The room comes complete with its own bar, AV equipment and is located below the main restaurant.

The Bothy Bar with its own separate entrance, also accessible internally, is a well decorated modern bar completed with beer taps and a gantry offering wines and spirits. It can comfortably seat c.30 people with its fixed seating, and mixture of loose tables and chair. The bar is also available for private hire and events.

Outdoor seating is also available to enjoy during the summer months, creating a nice area to enjoy the good weather.

A fully equipped commercial kitchen is located on the lower ground floor with ample storage complete with fridges and freezers.

Ladies and Gents toilets are located on the lower ground floor to the rear of the private dining area. A disabled access toilet is located on the ground floor between the main dining room and The Bothy Bar.



Trading Hours

Monday
Closed (available for private hire)

Tuesday
Closed (available for private hire)

Wednesday
Closed (available for private hire)

Thursday
12.00pm – 10.00pm

Friday
12.00pm – 11:30pm

Saturday
12.00pm – 12.00am

Sunday
12.00pm – 10.00pm

The kitchen closes at 9.00pm Sunday to Thursday and 10.00pm Saturday and Sunday

Outdoor area closes at 10.00pm.

Trading Information

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

Staff

There is a full team of staff currently in place, after a formal viewing has taken place we can advise on staff details.

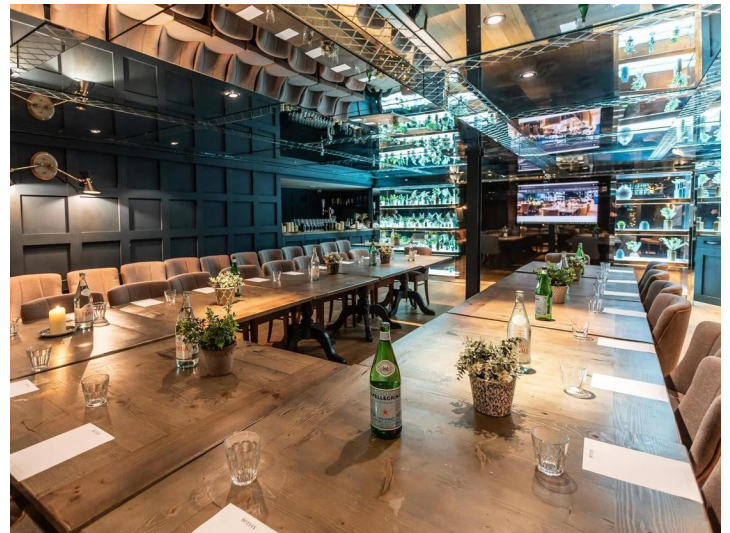
Tenure

Our client is offering the leasehold sale of The Bothy Bar & Restaurant however, they would be open to considering a freehold sale by way of negotiation.

Our client also owns the property 25-29 Kinnoull Street, located next door to The Bothy Bar. There may be potential for an investor or buyer to acquire both businesses.

Business Rates

The Rateable Value as at 1 April 2023 is £60,500. Confirmation of actual rates payable can be obtained from the local Authority.



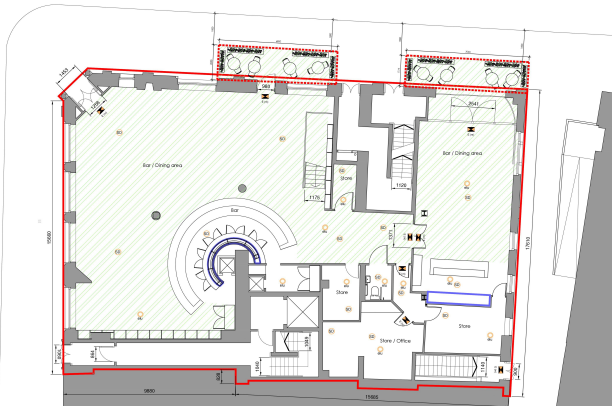
NOTES ORIGINAL A2

All levels and dimensions to be checked on site prior to construction of any structure, report discrepancies immediately. Do not scale dimensions from this drawing. This drawing is copyright protected.

LICENSING



- Proposed extent of licensed premises
- Proposed area of alcohol outlet
- ▨ Area of licensed premises available to all other use (only public)



Ground Floor Plan - 1:100@A1



Lower Ground Floor Plan - 1:100@A1

- Key to Fire Warning System**
- Emergency lighting unit
 - Directional Emergency lighting unit (maintained)
 - Sounder device
 - Extinguisher Foam
 - Extinguisher Dry CO2
 - Extinguisher Powder
 - Break glass fire alarm point
 - Smoke Detector
 - Sounder
 - Fire Blanket
 - Wet Chemical

- C Nov18 AM Layout updated
- B Jan17 AM Layout updated
- A Nov17 AM Layout updated

REVISIONS

NO	DATE	BY	CHECKED
1	Nov17	AM	DS

PROJECT
The Bothy
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DRAWING NO.
BOTHY-LC(20)-003 C

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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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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