



## Chalmers Filmhouse

Ref: 5254994

Queens Drive, Arbroath, DD11 1QD

Freehold: Offers Over - £500,000

Situated in Traditional Seaside Town

Currently operating as a successful Cinema

Development Potential (subject to PP)

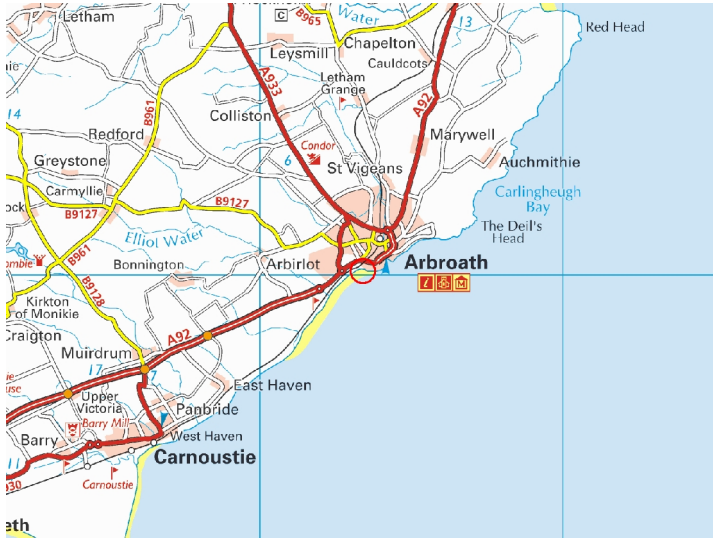
Restaurant available separately (£15,000 PA)

On-street Parking

Energy Rating D



A great opportunity to acquire an existing cinema business which has huge potential for development (subject to local consent). Our client has owned the property for nine years and is now retiring.



### Location

The business is situated in the historic town of Arbroath being 54 miles south of Aberdeen and around 17 miles north of Dundee.

Arbroath has a strong connection to the fishing industry and is well known for their speciality dish 'Arbroath Smokie'. The town has a population of around 24,000 and is very popular with tourists due to the nearby landmarks such as Arbroath Abbey, which was founded in the 12th Century, and is renowned for its red sandstone ruins. There are several beaches which are especially popular during the summer months.

The local train station is located within the heart of the town and forms part of the Dundee to Aberdeen line.

### The Opportunity

Our client has owned the business for around nine years and is now looking to sell due to retirement. The business trades well as a cinema and is very popular with locals and tourists however, given its waterfront location, it could also lend itself to other developments such as residential apartments (subject to planning consent).

The vacant restaurant which is adjoined to the cinema is not trading at present due to the way our client chooses to manage the business thus presenting opportunity for a new owner to generate extra income from what is already being generated from the existing business.

Chalmers Filmhouse boasts excellent reviews across Google, TripAdvisor and Facebook with a following of over 9,000. Films can be booked via our clients website - <https://www.chalmersfilmhouse.co.uk/now-playing>.







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### Internal Details

The business trades from the ground floor and has been decorated throughout as a modern cinema with four screens, the total size of the property is 1,239m<sup>3</sup>. There are customer seating areas, confectionery stands, male and female toilets as well as ample storage.

To the rear is a self-contained fully equipped restaurant which can comfortably accommodate for around 40 seated.

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### Fixtures & Fittings

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



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### External Details

A semi-detached single storey property built of stone construction. The land to the rear could also be developed or converted to a beer garden to compliment the existing business.

Free on-street parking is also available.

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### Staff

All employed staff will transfer to new ownership under TUPE.

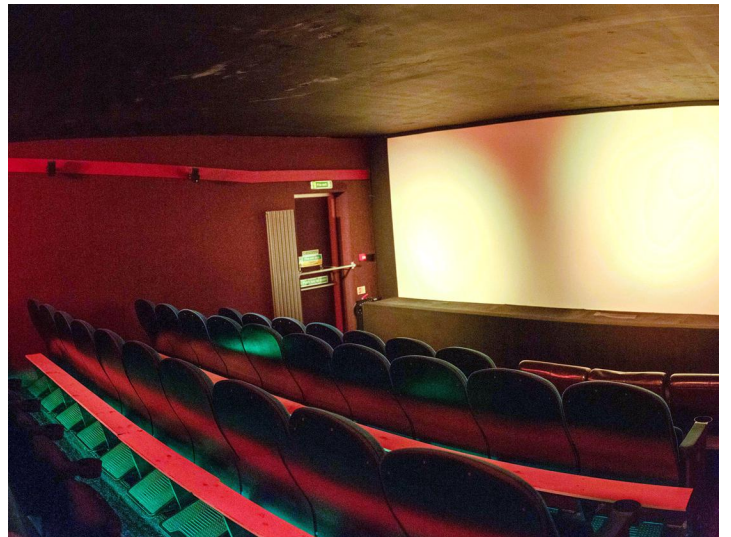
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### Trading Information

Full Trading Profit & Loss Accounts will be provided to seriously interested parties after a formal viewing.











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### Business Rates

The Rateable Value is £10,500 as of 1 April 2023. Confirmation of actual business rates payable should be obtained from the local Authority.

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### Other Property

The restaurant which previously traded as Milimia Pizza is available separately by way of a new lease.

FRI, £15,000 per annum. Length of lease is negotiable.

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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:

### Tony Spence

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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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