



**CAWDOR TAVERN,
CAWDOR, NAIRN
IV12 5XP**

- Superb traditional village Inn
- Located adjacent to Famous Cawdor Castle and gardens
- Lounge/ Restaurant, Public bar, 2nd restaurant/function room
- Fully operational kitchen, beer garden and large car park
- 6 Room detached villa
- Internal viewing recommended

SITUATION

The Cawdor Tavern is located in the beautiful picturesque village of Cawdor just off the main A96. This conservation village is famous for Cawdor Castle and gardens built in the 14th century.

The village lies app. 5 miles from Nairn and 12 miles from Inverness. The area is a popular tourist attraction with historic sites including Culloden battlefield as well as many tourist villages including Beaully, Aviemore, Elgin and also the famous Black Isle.

A few miles towards Inverness is the New town of Tornagrain which has around 2500 new homes proposed over the next few years.

The location of the property is shown on the appended plan.

THE PROPERTY AND BUSINESS

The Tavern itself is a good old fashioned traditional tavern set in a one story building. The present owners have owned the business for the past 28 years and have built a solid bar and restaurant trade which thrives from repeat business from locals and residents from

afar as well as a popular tourist destination. The owner also have a brewery on Orkney which is expanding rapidly and feel they wish to concentrate their efforts on that project for the future.

Accommodation comprises a traditional lounge bar/ restaurant, good size public bar, large function room / second restaurant, beer garden, large car park and 6 room detached house. We feel the house could be used for various uses including owners accommodation, staff accommodation or possibly turned into quality letting rooms.

We have been advised the business turnover is in the region of £600,000 per annum showing healthy profits. Full accounting information can be made available to interested parties after a formal viewing.

To fully appreciate the Cawdor Taverns internal viewing is recommended.

LICENCE

The premises benefit from a Premises Licence under the Licensing (Scotland) Act 2005.



SERVICES

Mains drainage, electricity and water are all connected to the property. LPG is used for the central heating system.

RATES

We are advised that the rateable value is £31,000. Interested parties are advised to check this figure themselves.

TENURE

Freehold.

PRICE

Offers in the region of £1.1 million are sought for the freehold property, the trade fixtures, fittings and equipment. This figure also includes the detached house.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
233 St Vincent Street, Glasgow, G2 5QY
Email — LT@g-s.co.uk







For any queries or to arrange a viewing, please contact —



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