

FOR SALE

Coffee Shop/Takeaway in Very Popular Tourist Destination



**The Coffee Corner, 85 Grampian Road, Aviemore PH22 1RH
Offers in the Region of £425,000 – Freehold**

Find out more at
www.g-s.co.uk

- **Coffee Shop/Takeaway in Very Popular Tourist Destination**
- **Wonderful Opportunity for a Hands-On Operator**
- **Prominent Town Centre Location**
- **Fully Fitted Internally, with Outdoor Seating**
- **Established and Well-Known Business**



INTRODUCTION

The Coffee Corner is situated in the popular tourist town of Aviemore. Aviemore is a well known and popular holiday destination with fantastic landscapes and scenery. It is an all-year-round, tourist destination with winter sports along with summer activities including walking, cycling, fishing and golf.

The café occupies a wonderful prime, prominent position on the main thoroughfare, on Grampian Road, next to Waterstones book shop.

Our client has owned and ran the business for several years and now wishes to retire. The sale of The Coffee Corner offers a great opportunity for a new owner to acquire an established business within a highly desirable tourist destination.

THE PROPERTY

The Coffee Corner is located on the ground floor of a 2-storey building. The café offers covers for around 32. The current owner has used the communal area to the front for outside seating for around 10 additional covers. There is a communal drying area to the rear.

ACCOMMODATION SUMMARY

Public Areas

- Main Seating Area (32)
- Male & Female WC's

Service Areas

- Kitchen
- Stores

Outside

- Communal area to the front
- Communal Drying Area to the rear

TRADE

The business is presently run by the owner who wishes to pursue other interests. Figures can be made available, and the owner will be happy to discuss turnover and staff at the time of a formal viewing.

STAFF

TUPE regulations will apply to all members of staff.

SERVICES

Mains electricity, gas and water.

ENERGY PERFORMANCE CERTIFICATE

The Coffee Corner EPC Rating is available on request.

RATEABLE VALUE

The Coffee Corner - Rateable Value - £17,750 (1st April 2023).

TENURE

Heritable (Freehold) / Outright Ownership.

EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.







FREEHOLD PRICE

Offers in the region of £425,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

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. No approach to be made to the property.

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

Graham + Sibbald

233 St Vincent Street, Glasgow, G2 5QY

Email – LT@g-s.co.uk



To arrange a viewing please contact:



Martin Sutherland
Licensed Trade & Business Agent
Martin.Sutherland@g-s.co.uk
07768 704203



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: AUGUST 2023

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.