

FOR SALE
HOTEL + LEISURE

 GRAHAM
SIBBALD



Restaurant Opportunity, 149 - 151 High Street, Auchterarder, PH3 1AD
Offers over £225,000 - Freehold

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

- Well Situated, restaurant opportunity in affluent town of Auchterarder
- Prominently situated on the High Street with a triple frontage
- Seamlessly blends Scottish traditional features with modern commodities
- Charming property which would make an outstanding lifestyle business.
- Truly turnkey business opportunity

INTRODUCTION

The property is situated in the picturesque town of Auchterarder, offering a quaint restaurant premises within a stone historic building. Set on a prominent roadside plot the property has retained its original charming features whilst seamlessly blending modern design to offer true Scottish hospitality.

The restaurant has been sympathetically modernised offering a 34 cover restaurant with well equipped commercial kitchen and welcoming bar. The property features the original fireplace with gas burning stove, exposed beams and exposed stonework offering a true sense of Scotland.

The restaurant is set in the town of Auchterarder, north of the Ochil Hills and home to Gleneagles Hotel. Auchterarder is 13 miles west of Perth, and 20 miles north-east of Stirling. The town is affluent with a population of circa 6,000.

From a business perspective, the restaurant offers a great opportunity to run a lifestyle business in the thriving tourist area of Auchterarder. The property attracts locals and residents throughout the year. The attention to detail and charm means the property is attractive to a wide range of customers future proofing the business.





ACCOMMODATION SUMMARY

The accommodation can be summarised as follows: -

Public Areas

- Restaurant with 34 covers
- Bar service area

Service Areas

- Commercial kitchen
- Prep Dishwash Area
- Outside Store
- Customer WCs

TRADE

Further information for the business will be shown to seriously interested parties following a formal viewing.

STAFF

TUPE regulations do not apply.

LICENCE

The Premises is Licensed under the Licensing (Scotland) Act 2005.

SERVICES

Mains drainage, gas, electricity and water are all connected to the property. There is a zonal fire alarm system. The property also benefits from CCTV and burglar alarm.

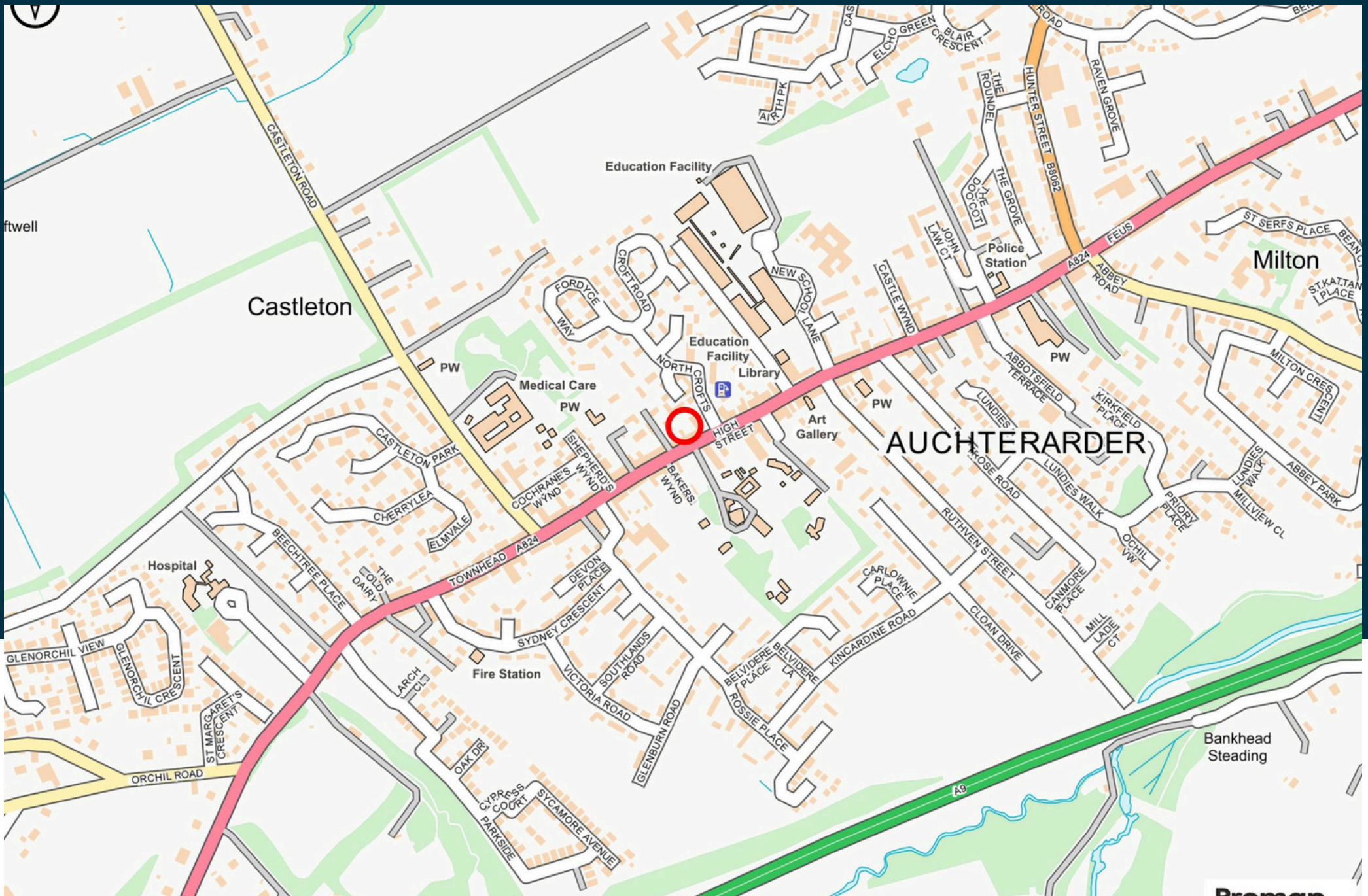
ENERGY PERFORMANCE CERTIFICATE

An EPC will be available to interested parties.

RATEABLE VALUE

The rateable value is £9,200, effective date 01/04/2023

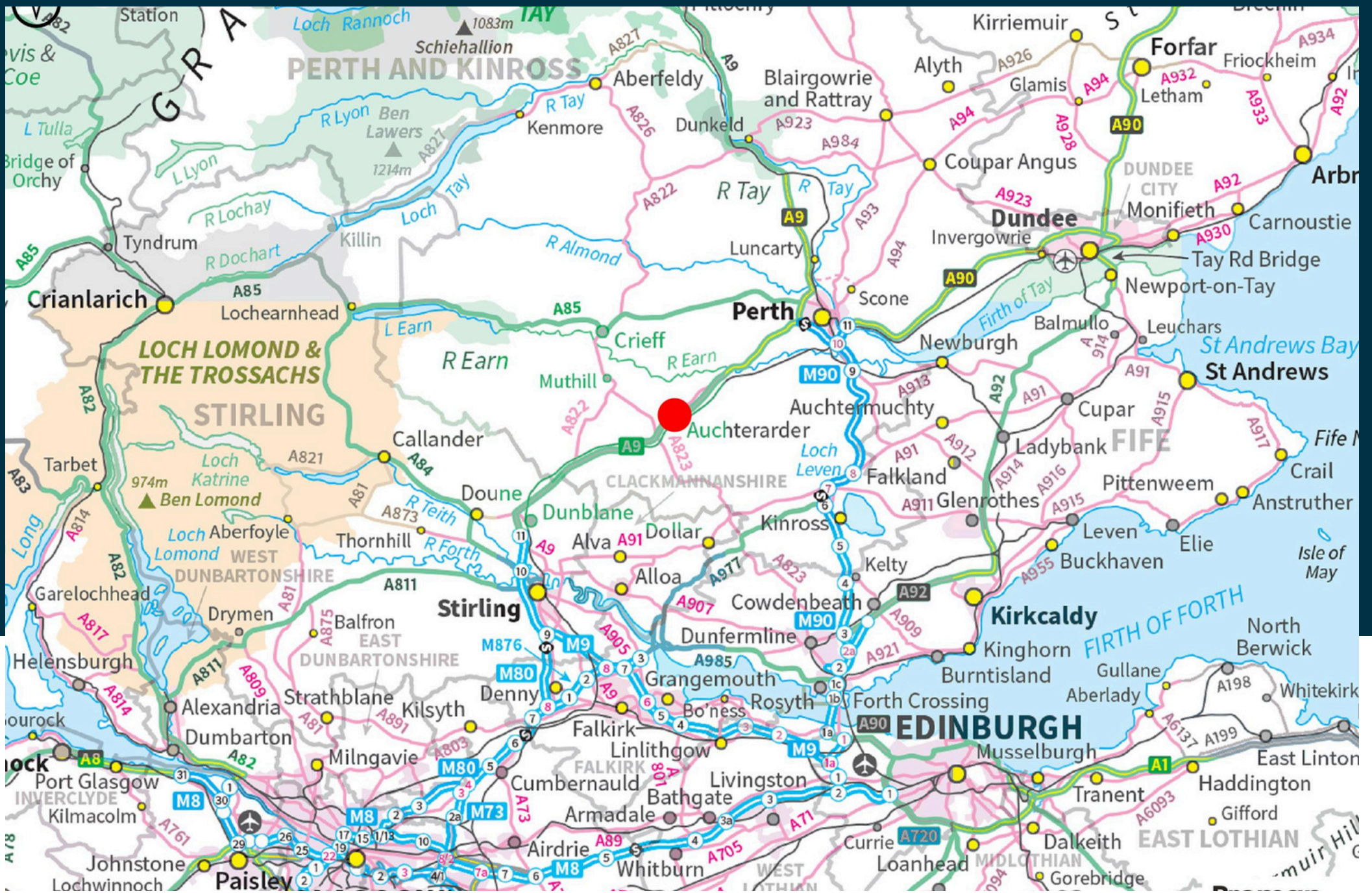




Castleton

Milton

AUCHTERARDER



TENURE

Heritable (Freehold Equivalent) Interest of the Restaurant

PRICE

Offers over £225,000 are invited for the heritable (freehold interest) interest in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, which is being sold complete as a going concern. Stock in trade will be sold 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 or members of staff.

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

To arrange a viewing please contact:



Emily Hewitson
Licensed Trade Agent
Emily.Hewitson@g-s.co.uk
07795 518 627



Jack Seal
Licensed Trade Agent
Jack.Seal@g-s.co.uk
07769 384 854

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: May 2024

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.