



GLEN ROY CAFÉ | ROY BRIDGE | PH31 4AE

OFFERS OVER: £130,000

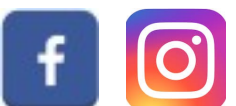


Occupying a prime position, just off the main road in the centre of the charming village of Roy Bridge, with views towards across the surrounding mountains and countryside, the subjects of sale form a desirable detached café and shop. Boasting fantastic space of around 94 square metres, conveniently arranged over one level, the space comprises the main café area, shop and sofa areas, adjoining corridor with two cloakrooms, kitchen, and a stock/storage room, with integral staff office. The main café area provides seating for around 20 covers, with space for another 4 in the sofa area. Currently run by the owner around 4 or 5 week days, and on restricted hours due to their own preference, there is room for much development and growth in the business. Selling quality coffee, and home made goods including soup, scones and cakes, there are also pre-packaged snacks and confectionery for sale, along with chilled soft drinks. To ensure quality, the menu is limited and all hot food cooked to order. Benefiting from double glazing, the property is in good order throughout, and the sale includes everything as seen. Please note, whilst the equipment is in very good working order, no guarantees will be given. Current stock levels can be discussed in further detail and at separate negotiation, at the point of a formal offer being submitted. Following initial viewings and subject to the owner's approval, financial records are available. The property enjoys a good sized title plan, with an external seating area to the west, plus further land to both the rear and east side, which may provide expansion potential, subject to the necessary planning consents being sought and approved.

Set within the heart of spectacular Highland scenery, Roy Bridge is a popular village with two hotels, and further facilities and amenities available at Spean Bridge some 2 miles distant. Notwithstanding its village status, Roy Bridge has the distinction of being on the Glasgow-Fort William railway route and offers travellers a route to Glasgow, as well as the overnight sleeper to London. A wider range of facilities and professional services are available in the principal town of Fort William approximately 13 miles distant, including various primary schools, a secondary school, train and bus station, supermarkets, and the excellent Lochaber Leisure Centre with its swimming pool, hydrotherapy pool, squash courts, and state of the art air-conditioned gym. The area enjoys a huge range of sporting and recreational opportunities and is known as The Outdoor Capital of the UK.

- Exciting Business Opportunity for Sale with Excellent Growth Potential
- Desirable Detached Café & Shop Unit
- Central Village Location with Countryside Views
- Main Café Area
- Shop & Sofa Area with Electric Stove
- Kitchen
- 2 Cloakrooms
- Stock/Storage Room with Office
- Double Glazing
- Stock Available at Separate Negotiation
- Planning Class: 3 - Restaurants & Cafes
- EPC Rating: D 60

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Property Dimensions

Whole Customer Area 15.5m x 4.9m
L-shaped with glazed UPVC entrance door, comprising gift shop area, sofa area, and café area.

◆ **Gift Shop Area 5.2m x 4.9m**
L-shaped, with double window front views. Laminate flooring. Two open arches to sofa area. Door to storage/stock area.

Storage/Stock Room 3.9m x 3.4m
L-shaped, with frosted single glazed window to rear. With lights. Hot water tank/boiler. Fitted and freestanding shelving. Door to side. Door to office.

Office 2.6m x 1.8m
With light and power. Hatch to loft.

◆ **Sofa Area 4.9m x 2.8m**
L-shaped, and open to café area. Laminate flooring. Dimplex electric stove. Door to cloakrooms.

Cloakroom Corridor 2.1m x 0.9m
With doors to cloakrooms.

Cloakroom One 1.8m x 1.3m
Fitted with white suite of WC and wash hand basin. P&L Systems hand dryer. Half tiled walls.

Cloakroom Two 2.9m x 1.2m
Fitted with white suite of WC and wash hand basin. P&L Systems hand dryer. Half tiled walls. Baby changer.

◆ **Café Area 7.2m x 4.2m**
With two windows to side and door to side. Serving and coffee point. Swing doors to kitchen.

Kitchen 7.0m x 2.0m
With window to rear. Fitted with beech effect kitchen

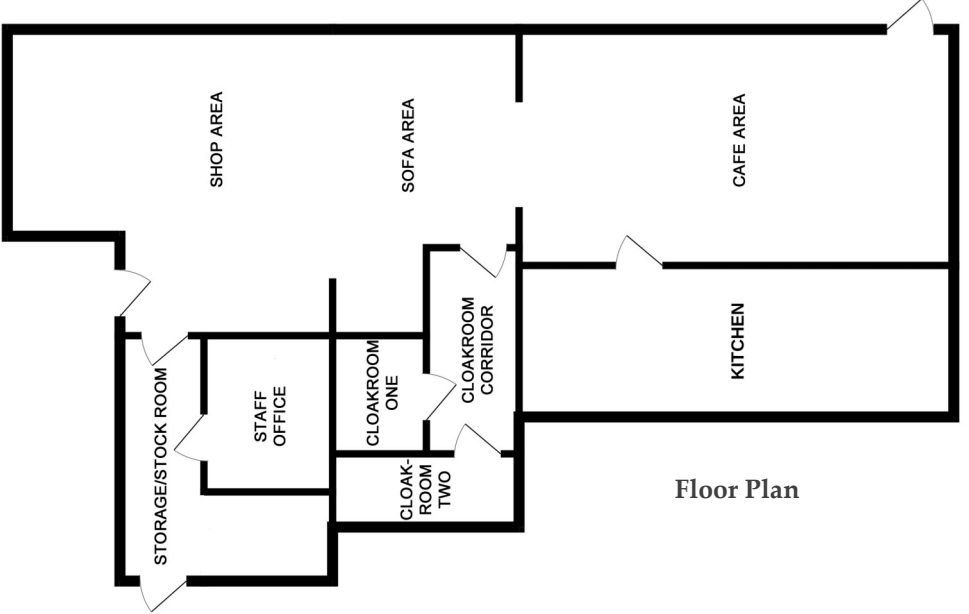
units, offset with wood effect and white work surfaces. Two Hotpoint integral ovens. Two electric hobs with stainless steel extractor chimney over. Three stainless steel sink units with wet-walling splashbacks.

- Equipment Inventory**
- ◆ DC E-Series commercial dishwasher
 - ◆ 3 x undercounter fridges
 - ◆ Swan upright fridge
 - ◆ Grundig upright freezer
 - ◆ Hot cupboard
 - ◆ GGM Gastro plate warmer
 - ◆ 3 x microwaves
 - ◆ Buffalo bain marie
 - ◆ Panini grill
 - ◆ Roller Grill hotplate
 - ◆ L’anna by Iberital double coffee machine
 - ◆ Iberital coffee grinder
 - ◆ Adexa filter coffee machine
 - ◆ Trimco chilled display cabinet
 - ◆ Walls double sliding top ice cream freezer

Rateable Value
The rateable value of the subjects at the time of advertising was £4,750, however with the Small Business Bonus, this equates to a Zero amount payable.

Travel Directions
Travelling from Fort William on the A82, turn right at Spean Bridge where signposted Newtonmore and Roy Bridge (A86). When entering the village, pass the first turning on the left to Mulroy Terrace, and take the next turning on the left signposted Glen Roy Café.

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These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 6)'.