



Offers Over
£70,000
(Leasehold)

Old Station Restaurant

Station Road, Spean Bridge, Inverness-Shire, PH34 4EF



Stunningly attractive and characterful restaurant in an excellent trading location in the village of Spean Bridge, set within an iconic tourist area

Solid trading operation with strong turnover and profitability potential, situated within the Great Glen and associated with the famous Harry Potter movies

Trading on a restricted seasonal basis, providing dinner service only; this business offers significant development potential for a capable young couple

Exceptionally well-presented customer areas extending to 50 covers internally and 36 alfresco plus modern service areas

Simple trading model and perfect venture for an experienced operator taking on their first business venture

DESCRIPTION

The Old Station Restaurant is a family operated business within a most atmospheric trading location in the popular village of Spean Bridge within the majestic Great Glen. In recent years the present tenants have invested vast sums to improve all areas including the infrastructure plus creating a warm and charming trading entity. The restaurant is presented in outstanding condition with contemporary décor and modern facilities. Internally there are 3 distinct trading areas each offering a lovely ambience and combining to seat around 50 covers. The internal aspects of the restaurant offer approx. 145m2. The business has compact but highly efficient service areas. The trading aspects provide a stunning ready to operate lifestyle business opportunity, presented to the market in pristine condition, with no requirement for further significant capital investment from new operators.

TRADE

The Old Station Restaurant offers a range of modern and traditional cuisine, utilising a variety of locally sourced produce. The business has a strong reputation reflected in the many positive reviews and despite the pandemic it has a growing and loyal clientele with significant repeat custom. The unique selling point for this business is its historic setting within a converted Victorian railway station on the world-famous West Highland Line. The Old Station Restaurant is an established destination dining venue but with significant growth potential. The existing trading model generates a commendable level of turnover.

Spean Bridge is a destination location for many during the main tourist season providing a readymade customer base. The train station drives a consistent through-put of customers but the association with the Harry Potter movies draws in additional custom. In addition, Spean Bridge is renowned for its role in the training of Commandos during WW2, the station where most trainees would alight to commence the most rigorous training.

The restaurant trades up to 50 covers internally and the business operates on a seasonal basis opening in early March and closing for service mid-October. The trading hours are restricted to 5pm – 9pm daily due to the personal circumstances of the current owners; there is undoubted potential to provide a lunchtime service. The Old Station Restaurant has its own website and is also reflected on a number of community-based platforms. Boasting a sound reputation, the business has many positive comments on a range of review websites.





LOCATION

The attractive area around Spean Bridge is renowned for its outdoor activities including walking and climbing in the summer months with skiing and ice-climbing being popular in the winter. For walkers the range of terrain provides a great variety in the level of challenge from non-technical hill-walking to more strenuous mountaineering.

The popular Great Glen Way passes close by and there are a great many Munros located within easy reach, with the Cullins on Skye to the West, the Cairngorms to the East, the Nevis Range and Glencoe to the South.

There is also an abundance of water sports activities within a short drive, be these loch-based or on the west coast. For mountain bikers there are plenty of demanding venues, both at Nevis Range which is close by as well as Laggan Wolftrax.

The Great Glen is also an ever-popular destination for those wishing to undertake a more relaxing holiday, taking advantage of the accessibility of some of the most inspiring countryside in Europe. Furthermore, the area is geared towards tourism with many recreational activities including castles, historical sites, distilleries, golf, pony trekking, touring and genealogy.

The village itself has a number of facilities including visitor attractions, shops and restaurants adjacent to the restaurant. The area has an abundance of wildlife, attracting ornithologists and naturalists with red deer, fox, pine marten, badger, otter and many more species locally.

REASON FOR SALE

The present operators took on the lease of the business in 2017 and have taken great pride in developing The Old Station Restaurant to its current position. It is due to bouts of illness and their desire to retire from the hospitality sector that brings this unique business opportunity to the market.

THE PROPERTY

The Old Station Restaurant benefits from excellent branding and signage and is a superbly-presented business, set to the ground floor with entry at street level. The business is situated within a 'C' listed Victorian railway station and dates from the late 1800s.



Throughout it is self-evident that the current tenants have invested significantly into ensuring the business is beautifully appointed blending the character of the property with modern facilities seamlessly. The trading elements are accessed from an entrance leading from the car park and alfresco dining area into a spacious vestibule.

This in turn leads into the main dining area which is set to free-standing tables and chairs to accommodate 32 covers. Within this area is an open fire place set with Victorian tiles. In addition, there is a wood-burning stove. This bright area offers views to the platform. To the left-hand end of this trading space is the ladies / disabled and gents' washrooms which are presented to a very high standard. Also, off the main area is a 'waiting room' dining area which can accommodate over 10 diners.

To the opposite end of the building is the service areas and the bar. The bar area can seat a further 10 diners comfortably and also has an open fireplace. The bar is well-stocked with a range of whiskies and other spirits and a good range of keg beers. The bar has a modern EPOS system. Adjacent to the bar is a keg cooler plus a mini-python cooler behind the bar. Here there is an open-plan space where the chef can be seen preparing meals.







SERVICE AREAS

The newly installed kitchen and supplementary work areas are ergonomically located immediately to the right-hand end of the restaurant enabling effective customer service.

This compact facility is well-appointed offering ample workspaces, complete with commercial extraction, and sufficient major appliances to meet all catering demands.

In addition, the business is being sold with a full range of utensils, refrigeration units, storage facilities and food preparation aids.

Off the kitchen are additional dry goods and general storage areas with a good selection of refrigeration and freezer units. There is also a newly equipped pot-wash area. There is a staff washroom to the rear of the kitchen area.

OWNER'S ACCOMMODATION

There is no accommodation within this property.



EXTERNAL

The restaurant is a unique and attractive property with excellent signage. To the front of the subjects is an area of external seating which can accommodate 36 customers. The railway side of the restaurant does not allow for customers to take alcoholic beverages on to the platform. An external storage unit is set to the side of the main building which houses kegs and further freezer storage. There is parking for 10 cars adjacent to the restaurant plus ample public parking locally.



SERVICES

The property benefits from mains electricity, water and drainage. Propane Gas is used for cooking and central heating. The premises are fully compliant with Environmental Health and Fire Regulations.

ACCOUNTS

The business has been in the ownership of the current owners for around four years. The first few years were spent completely renovating the business and latterly the Covid-19 pandemic has impacted on turnover. Despite this trading figures show The Old Station Restaurant is generating a rising turnover and a solid level of profitability will be achievable. Accounting information will be made available to seriously interested parties subsequent to viewing.

LIQUOR LICENSE

The Old Station Restaurant operates a license under the Licensing Scotland Act 2005 and a copy of this will be made available to interested parties post viewing.

RATES

The business has a rateable value of £11,000 as at April 2017 and benefits from 100% discount under the Small Business Bonus Scheme for eligible applicants.

WEBSITE

www.oldstationrestaurant.co.uk

EPC RATING

This restaurant has an energy performance rating of 'bbc'.

LEASE

The extant lease has 6 years to run but our clients believe that the landlord would offer a 10 year period at the assignation of the lease. Full details of the lease can be obtained from the selling agents.

PRICE

Offers Over £70,000 are invited for the assignation of the lease complete with goodwill and all trade contents (according to inventory), excluding personal items. Stock at cost valuation.

DIRECTIONS

The Old Station Restaurant is shown on the location map below.

FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with several lenders who provide specialist finance to the hospitality sector. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

VIEWING

All appointments must be made through the selling agents:
ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR
T: 01463 714757 (5 lines)
E: info@asgcommercial.co.uk
W: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, if one is set.



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