



Offers Around  
**£225,000**  
(Freehold)

**The Stuart Arms Bar & Restaurant**  
Conval Street, Dufftown, AB55 4AE





Substantial modern bar and charming boutique style 44 cover restaurant set within the "Malt Whisky Capital of the World"

Prime trading location with high levels of passing custom in a central village position

Easy-to-operate business model and, whilst currently not trading, offers an ideal venture for first time entrepreneurs with a hospitality background and passion for food

Superb customer facilities enabling wet sales and food service in a location offering both local recurring and tourist trade

Spacious owner's accommodation with 3 double bedrooms and generous modern living space

## DESCRIPTION

The Stuart Arms Bar & Restaurant is currently non-trading and non-licensed but is well-presented boutique style establishment. The business benefits from internal investment in both infrastructure and décor.

Situated in the centre of Dufftown, this characterful property is not only presented in good order with pleasing décor throughout the customer areas, but also includes a spacious 3-bedroom owner's flat.

The Stuart Arms has an appealing character, warmth and ambience which gives the opportunity to be a true destination restaurant.

The previous offering was an excellent mix of modern and traditional Scottish cuisine utilising a range of locally sourced products; the operation provided seasonal fayre to a consistently high level.

## TRADE

Historically the Stuart Arms had a strong customer base generating a good level of turnover, although it is now currently non-trading due to the owners' change in circumstances. The business comes to the market almost in walk-in condition, as seen.

The Stuart Arms Bar & Restaurant was an established restaurant / bar venue but had significant potential to develop the business further. Previously the business operated with the two income streams of bar and food sales.

The bar service historically offered over 200 single malt whisky's as well as stocking local beers made by Spey valley.

The business previously drew in a strong local clientele supplemented by the influx of tourists during the main season (Easter to October).

The business was well represented over a number of web platforms with solid Trip advisor reviews.

## REASON FOR SALE

The current owners purchased the business in 2011 and it is due to a change of family circumstances that brings this attractive business to the market.



## LOCATION

The Stuart Arms Bar & Restaurant is situated within the town centre of Dufftown which has a resident population of around 1,700 and benefits from a much larger catchment area. The Historic town of Dufftown is situated in the heart of one of the most stunning areas of Scotland with the Cairngorm National Park just a short drive away.

Dufftown is located on the River Fiddich and is the location of several Scotch whisky distilleries; the most popular being the Glenfiddich distillery. Dufftown produces more malt whisky than any other town in Scotland; in fact, a signpost on the way into Dufftown declares it the "Whisky Capital of the World". This declaration puts the town on the famed Malt Whisky Trail.

The town has a number of visitor attractions which draw in many tourists each year. The hills and coast are within a relatively short drive with an abundance of wildlife within the region. Tourists also enjoy visiting the many historic site and castles in the area.

There is a range of sporting facilities including shooting plus salmon and trout fishing on the rivers Deveron, Findhorn, and the world famous Spey.

The nearby mountains provide opportunities for hill walking and skiing with ski resorts both on the Cairngorm range and the Lecht.

The area has renowned golf courses with quality clubs at Boat of Garten, Grantown on Spey, Dufftown and Keith to name but a few. All the other normal facilities one would expect from a vibrant country town such as NHS health centre, small shops, Post Office, hotels and supermarkets are close by. Primary education is available at Dufftown with Secondary Schooling at Speyside High in Aberlour.

## THE PROPERTY

The Stuart Arms Bar & Restaurant has excellent potential as a business enjoying spacious owner's accommodation. The business operation is located at street level and the owner's accommodation is set on the first floor.

The building is of traditional stone construction with pitched roofs and the original aspects dating from the early 1900s.



## PUBLIC AREAS

The business is well signed and is located on a main street within Dufftown. The public entry to the premises is from pavement level into a draught lobby from which there is separate access to the bar and restaurant. Both areas benefit from frosted branded windows. The bar entrance is to the right-hand side and upon entry there is a modern and well-appointed bar servery. This attractively presented bar has modern flooring and lighting and a darts lane. There is ample space for 30 seated patrons. Previously this area also accommodated a pool table and juke box in addition to the seating noted. The bar also has a large TV and gaming machine. The bar and gantry are roomy offering the ample space to sell a wide range of beers and spirits. There are ample under-counter chillers to hold bottles and cans. To the rear of the public bar are a ladies and gents WCs. There is a staff connection between the bar and the restaurant facility good control of both areas.

The restaurant is a very pleasantly decorated dining space offering a truly warming ambience. There is a small area with soft seating which previously accommodated a wood-burning stove and large TV. Thereafter are free-standing tables and chairs set comfortably to around 44 covers, however, there is capacity to seat 65 diners should new owner's wish to increase the serving provision. The restaurant has two levels and both are accessible to wheel chair users. There is a secondary bar in the restaurant area which is themed around whisky. Throughout the restaurant there are good quality carpets and rustic lighting, supplemented by spotlights. To the lower level is a disabled WC and baby changing unit and to the high level, accessed via steps, are the ladies and gents WCs.

## SERVICE AREAS

At the rear there is a service entry close to the cellar and commercial kitchen area making deliveries easy to accommodate at any time. The kitchen has been very well equipped although some equipment has now been sold. The kitchen is fitted out with stainless steel worksurfaces, some cooking equipment, utensils, stainless steel shelving units, refrigeration units and food preparation aids. Over the winter of 2021/22 a burst pipe did some damage to finishes and lights in the kitchen area. This has been made safe but not repaired, the price reflects this condition. It has a modern extraction hood. The kitchen has a dry goods store and immediate access to the rear of the property to enable ease of deliveries etc. There is a large cellar where beers are cooled by use of a python. In addition, a spirit / bottle store is located behind the public bar.



## OWNER'S ACCOMMODATION

An attractive feature of this sale is the owner's accommodation. This surprising spacious suite of rooms are located to the first floor and include a modern fitted galley kitchen, 3 bedrooms and a generously sized living room.

There is also a family bathroom with 3-piece suite including a shower over bath.

## GROUNDS

The Stuart Arms Bar & Restaurant is a substantial property with a tarmac drive to the rear providing access to the kitchen and owner's accommodation.

There is a popular beer garden with a ramped access which is ideally located to take advantage of the summer sun. There is also a large building to the rear which has not been utilised as yet and is only used as a storage space.

The vendors believe that this unit could be an attractive development opportunity for new owners subject to consents.





## SERVICES

The subjects benefit from mains electricity, water and drainage. Propane gas is used for cooking and the central heating system. The ground floor benefits from gas central heating and the owner's accommodation has electric heaters. The premises are double glazed throughout. The business is fully compliant with Environmental Health and Fire Regulations with modern detection systems. The property also has a CCTV system.

## TRADE

The business previously traded profitably even when operating under restricted opening hours. Full accounting information will be made available to seriously interested parties subsequent to viewing.

## WEBSITE

www.thestuartarms.co.uk, has been released by the owners and maybe available to purchase should the new owners' desire.

## PRICE

Offers around £225,000 are invited for the Freehold interest complete with goodwill and trade contents (according to inventory). Stock at valuation.

## LICENSES AND PROPERTY CLASS

The Stuart Arms Bar & Restaurant was licensed under the Licensing Scotland Act 2005. This was relinquished when the previous operator rented the business from the owners. The property is covered by Planning Class - Sui generis.

## TITLE NUMBER

The property has a title number of BNF7478.

## EPC RATING

The EPC rating of The Stuart Arms is 'G' and the Flat is 'F'.

## FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with several lenders who provide specialist finance to the hospitality trade. 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

## DIRECTIONS

See location map. The what3words reference is ///gearing.relative.drives

## VIEWING

All appointments to view must be made through the vendors selling agents: ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR  
Tel: 01463 714757 (5 Lines)  
E: info@asgcommercial.co.uk  
Web: 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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