



Offers Over
£150,000
(Leasehold)

Food In The Park,
Museum Car Park, Blair Atholl, PH18 5SP



Available
by Separate
Negotiation



Established Licenced
Chippy and Pizzeria
business set in the heart
of Blair Atholl

Well maintained premises
with an enviable
reputation

Exciting potential to be
involved in future of new
food court offering

Ideal trading location
with a net internal area
of around 180m², external
customer area of 210m²
and free car park for
customers with around
35 spaces

Price considerably under
valuation for quick sale

Turnover in excess of
£360k 7 month season
each year



DESCRIPTION

Food in the Park is a well-respected and profitable business set within the popular community of Blair Atholl. Located within the heart of the community and close to large caravan parks in the town, this is an extremely popular Takeaway with large seating areas. The business enjoys a high level of repeat business from locals and tourists.

The sale of Food in the Park offers a rare opportunity to purchase an extremely popular and well-established business which benefits from the potential for further business development.

REASON FOR SALE

After 13 years, it is the current proprietors desire to move onto other business ventures outwith the area that brings this excellent opportunity to the market.

TRADE

Trade is derived from a high quality traditional chip shop menu, full bar (available by separate negotiation) and Pizzeria. Recently the proprietors upgraded the Pizza offering by installing an authentic stone bake pizza oven, which has increased output dramatically. The business enjoys an enviable reputation locally. It is fully equipped with high quality deep fat fryers, microwave ovens and fryer units with hot display units, within a purpose-built, self contained unit. The pizza oven is located in a separate open-plan kitchen. The business has a modern EPOS and 'Food Ready' calling system, which maximises efficiency, facilitating the effective turnaround of customers. The well-designed separate preparation and kitchen areas offer ample working surfaces and include a number of fridges and freezers and dry storage areas. The entire premises are well kept and beautifully clean throughout.

The establishment currently trades and generates a turnover in excess of £360k per annum from end of March to early November each year and has a booming tourist trade during these months. The current business hours during that time are:

Tuesday 16:00 – 20:00 (21:00 in the summer)

Wednesday to Sunday 12:00 – 20:00 (21:00 in the summer)

Monday – Closed (all day)

There is undoubtedly scope to increase business further by opening through the winter and opening for longer hours, such as opening on Mondays and extending current trading hours on other days. The establishment has a reassuring underlying recurring business as a result of the support of local residents, which could be extended throughout the year.



The proprietors trade with the support of an extremely reliable small team of local staff, who are each contracted for a variety of hours per week. Due to the owner's desire to limit their time within the business they have kept the menu simple and increased staffing levels to facilitate this. New proprietors would be able to adjust this approach to suit their own work goals.

LOCATION

Blair Atholl is set in the heart of rural Perthshire and is one of Scotland's ever popular year round visitor destinations. The region is world-renowned for its access to outdoor activities, from walking, bike trails, white water rafting to kayaking to name but a few. Blair Atholl is surrounded by spectacular scenery and is an ideal base for touring throughout the region to include Edinburgh, St Andrews, Loch Ness, Inverness, Braemar and Royal Deeside. Whether golf, castles, whisky trails, wildlife, fishing or just the enjoyment of stunning scenery is the penchant for the visitor, Blair Atholl is a superb location from which to base an all-encompassing holiday.

The town itself, though small, is a thriving community benefiting from the local caravan parks, retail outlets and recreational or tourist attractions, such as the 5 star Blair Castle, the home to the only private army in Europe. The Highland Games and Atholl Highlanders Parade event swells visitor numbers in the late spring. Over the summer months the Blair Castle hosts International Horse Trials, bringing in some 30,000 people a day over this 4-day event. Out with these events this 5 star attraction keep visitors coming to the town. In Pitlochry the Festival Theatre offers a varied and exciting diversity of events year-round, drawing in many visitors to the area. Other events like the Etape Caledonia draw visitors to the area and the hugely popular Enchanted Forest which alone brings in 80,000 visitors over the autumn period. Indeed, Pitlochry is a focal point for many activities which can be reviewed at www.pitlochry.org.

Blair Atholl is served by a main line railway station providing easy access to Inverness to the north and Perth, Glasgow and Edinburgh to the south. Blair Atholl has schooling from nursery and primary. Secondary schooling is provided in Pitlochry high school up to and including 4th year, after which S5 and S6 schooling is provided at Breadlabane Academy in Aberfeldy a 21 mile drive away. St Ninians Episcopal School Perth is also an option if desired.

THE PROPERTY

There has been a fish and chip offering on the site of Food in the Park for more than 20 years. The current proprietors have been at the helm for the last 13 years. The fish and chip shop has provided a successful business and enjoyable lifestyle.

The building has evolved over the years. The Landlords of the main building, the potato shed, various timber stores and ground has developed the site by installing a timber clad, timber framed building with a metal roof set around the self-contained fish and chip unit owned by the proprietors. The unit is fully removable should the new proprietors wish to rearrange the set up. The proprietors have full planning permission granted to develop the rear of the property where the bar and large decking area is situated, most of which is now complete. The remaining works will be complete before the sale of the business. The property is fully maintained and in good condition.

In addition to the Self Contained unit, the sale would give the new proprietors full ownership of the following:

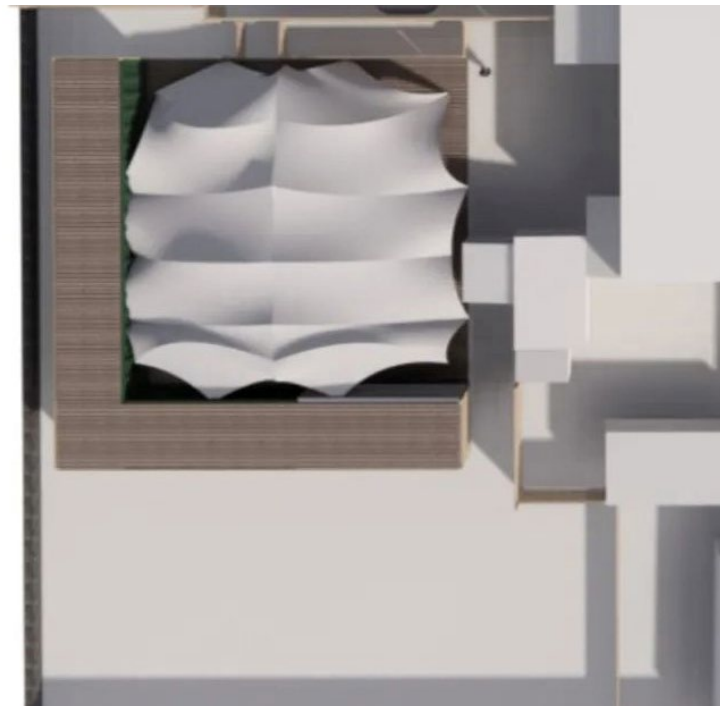
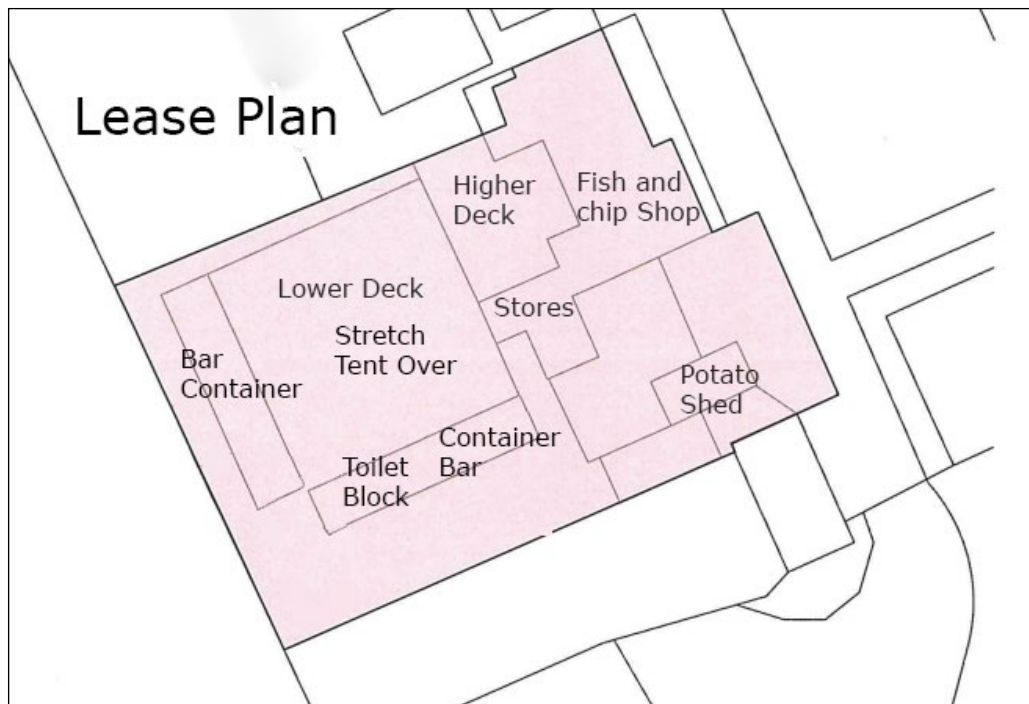
- Food in the Park business
- Pizza oven (set within the fixed part of the main building)
- Decking and fencing
- All normal trade content, table chairs etc, subject to inventory.

The current lease expires at the end of October 2027. At which point the Landlords have indicated a plan to develop the site into a food court. We understand that the existing tenant at that point would be able to negotiate further terms to become fully involved in the planned proposed developments. This would need to be discussed directly with the Blair Atholl Estates and contact details can be provided. The reduced asking price reflects the short lease length, however it must be emphasised that this is not considered to be of detriment to the future business given the new exciting food court plans in place.

The current proprietors rent the old school house as their home. This is located adjacent to the business and although this is not part of the sale, it is anticipated that as they vacate the premises, Blair Atholl Estates would consider the new proprietors as a replacement. This would be subject to separate negotiation.







GROUNDS

The business comes complete with access to a large public car park to the front of the unit to accommodate customers who travel by car by providing free, easily accessible parking. The access from the pavement is ideal given it is completely level entry into the chip shop and also onto the first decked area.

Immediately behind the unit is a decked area, with a further decked area attached via a few steps, over which there are currently plans to fit a stretched tent. To the rear of the stretched tent covered deck there is a long containerised bar, with bar store connected to one end. The bar container and connected store are available by separate negotiation. To the side there is a rented toilet block, and further storage container (also available by separate negotiation). Out with the public areas there is a maintenance strip of land between the new perimeter fence and the containers.

To the south of the restaurant there are various stores, bin area and a potato prep shed, the including lease area plan illustrate this.

SERVICES

The property has mains electricity, LPG gas, mains water and mains drainage. The business is licensed under the fire regulations.

DEVELOPMENT OPPORTUNITIES

This sale presents opportunities to develop the current business such as:

- Re-introducing Live Music
- Re-activating the Scottish Craft Beer Centre (Trade name, license, Visit Scotland brown sign and website still active)
- Food delivery service opportunity
- Increase daily trading times
- Open on a Monday, particularly over the summer
- Increase trading season



FISH & CHIPS

Food in the Pan
Take-Away Menu

Small	3.50
Medium	4.50
Large	5.50
Super Large	6.50

Chips
Soft Cheese
Custard Cream
Chips & Curry
Chips & Bolognese
Chips & Fish

PUDDINGS

Apple Pie	1.50
Black & White	1.50
Choc Chip	1.50
Choc Fudge	1.50
Choc Mousse	1.50
Choc Truffle	1.50
Choc Walnut	1.50
Choc Zing	1.50
Choc Zing	1.50
Choc Zing	1.50

PIES

Choc Pie	1.50
Saltie Pie	1.50
Mince Pie	1.50
Mustard Pie	1.50

KIDS MEALS

Small	3.50
Medium	4.50
Large	5.50

BURGERS

Great Hoags Beef Burger	4.50
Great Hoags Cheese Burger	4.60
Chicken Burger	4.60
Fish Burger	4.60

VEGETARIAN

Vegetable Spring Rolls	3.70
Vegeta Burger	3.70
Spicy Bean Burger	3.70

Simple 6.00 | With Chips 6.00

SAUSAGES & RIBS

Jumbo Sausage (on Bones)	4.20
Smoked Sausage	4.55
King Rib	4.60
Chipsteak	4.60

Simple 6.50 | With Chips 6.50

CHICKEN

1/4 Chicken	6.60
Chicken Burger	4.60
Adults Chicken Nuggets	4.60
Spicy Chicken Burger	5.60

Simple 8.90 | With Chips 8.90

EXTRAS

Onion Rings	1.85
Curry Sauce	1.65
Mushy Peas	1.65
Pickled Onion	30p
Pickled Egg	90p
Bottle of Vinegar	1.60
Bottle of Sauce	1.60
Buttered Roll	80p
Squeeze Me Sauces	25p
Jar of Mussels	2.00
Jar of Cockles	2.00

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BULLY

EPC RATING

The EPC rating for Food in the Park is 'TBC'.

RATES

Food in the Park has a rateable value of £7,600 as at April 2023, reference number 796487, and benefits from 100% rates relief under the Small Business Bonus Scheme with a payment liability of nil for eligible proprietors.

PRICE (Leasehold)

Offers over £150,000 are invited for the goodwill and trade contents (according to inventory). Stock at valuation. The 40 foot bar container, 20 foot steel storage container plus external bar store are available by separate negotiation, contact the selling agents for further details

DIRECTIONS

See location maps. What3words reference is ///bandstand.waggled.offline

FINANCE & LEGAL SERVICES

ASG Commercial Limited is in touch with several lenders who provide specialist finance. 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 to include conveyancing and license transfers.

VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial Limited, 17 Kenneth Street, Inverness, IV3 5NR

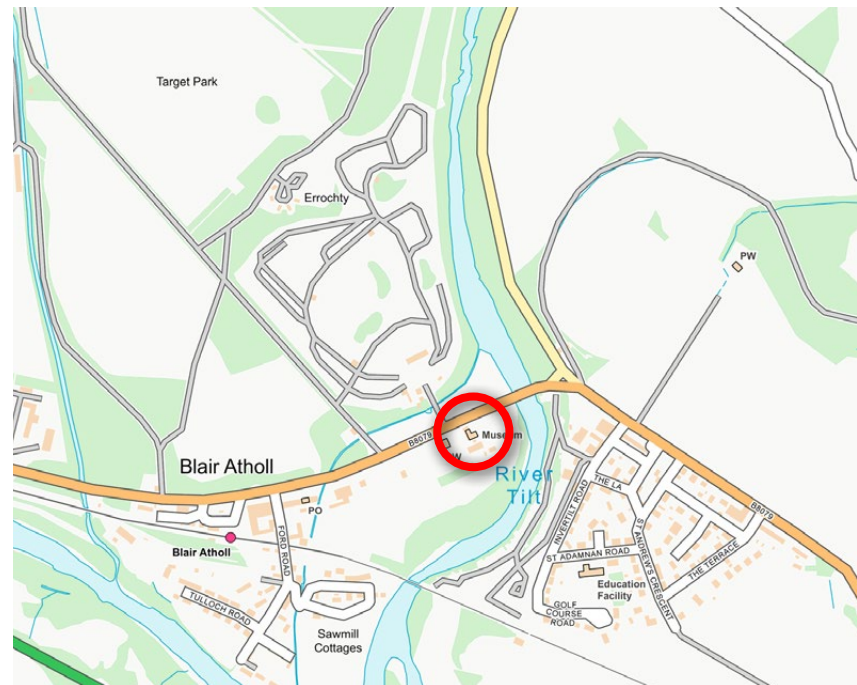
Tel: 01463 714757 (5 lines)

E-mail: info@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

OFFERS

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



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