



Offers Over
£320,000
(Freehold)

Letterbox Restaurant and 4 Bedroom House,
Newtonmore, PH20 1DA





Beautifully presented licensed boutique style restaurant within the Cairngorm National Park

Easy-to-operate business model trading below VAT threshold

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

32 spacious covers and modern service areas

Spacious 4-bed owners' accommodation







DESCRIPTION

Letterbox Restaurant is a well-presented boutique style restaurant which has an established loyal clientele. Situated in the centre of Newtonmore this charming business is presented in pristine condition with immaculate décor throughout. The appealing property has a delightful warm ambience as soon as you enter the premises. This well-developed business offers an excellent range of modern and traditional high quality Scottish cuisine utilising a range of locally sourced products. The quality of catering is supported by a superb standard of customer care focusing on a non-intrusive service style but with attention to detail in every respect.

The business comes to the market ready to operate with no requirement for further significant capital investment. Letterbox Restaurant became an established restaurant venue in 2010. The existing trading model has two income streams being liquor and food sales. The current wine list is varied and meets the needs of a wide range of customers and tastes. In addition, a good selection of bottled beer is offered. The current restricted trading patterns have been set to suit the proprietor's personal preferences. The business has restricted opening hours undertaking evening meal service for only 3 months in the summer. The development of a cafe / lunch trade during the day would undoubtedly increase sales and profitability. In the remaining months the business currently is closed, so there is scope to extend trading as well. In addition, it should be possible to increase the number of covers within the restaurant.



LOCATION

The restaurant is ideally situated to take full advantage of the many holiday lets, B&Bs and hotels within the vicinity. Likewise, its central location is perfect for locals, being right on the main thoroughfare in the Town. Newtonmore is well served with facilities, shops and services for visitors and sits within the Cairngorm National Park. The area is used as a central vacation base for exploring the wider area and taking in its many attractions. The region's striking landscapes attract outdoor enthusiasts wishing to take advantage of the Cairngorm and Monadhliath Mountain ranges. Hill walking, mountaineering and water sports are ever popular in the summer season and the area benefits from skiing, snow and ice climbing in the winter. The more sedate outdoor pursuits such as bird watching and fishing also draw a great many visitors to the region who take advantage of the abundance of wildlife in the Spey valley. For the adventurous golfer a number of good quality courses are within the immediate area. The region is also famous for its castles and distilleries which appeal to the more pedestrian tourist. Newtonmore enjoys a beneficial geographic location as a base from which visitors can continue their odyssey of both the Highland and Grampian regions but is also an ideal waypoint to travel over to the West Coast and Fort William.

Newtonmore is a thriving Highland village with a strong sense of community and an excellent range of shops and facilities. Within the area there is well respected schooling up to High School level.

THE PROPERTY

Letterbox Restaurant is an exceptionally well-presented business with lovely owner's accommodation. The business operation is laid out over a single floor at street level. The owner's accommodation is set over two floors. The building is of traditional stone construction with pitched roofs.

PUBLIC AREAS

The Restaurant has a commanding presence on the Main Street with excellent signage. The restaurant has a strong brand image and entry to the restaurant is off the pavement to the front and through a glass panelled door. With large branded windows and tasteful recessed spotlighting, the immediate impact is of a bright spacious and well laid out restaurant. The clean and functional aspects of this business are evident but it also presents a warm and welcoming ambience. With a wooden floor and a wood servery, the natural feel of this establishment is apparent. The service point has a good quality fresh coffee machine, chillers, wash hand basin, electric till and is well stocked with wines, bottled beers and

soft drinks. This first area is presently set to 12 covers. A door leads into the main restaurant area which is currently laid to 18 covers and continues with the same style of décor as the front portion of the property. Within this area is the WCs which are fitted out to an exceptional standard; there is a ladies/disabled facility and a gents.

SERVICE AREAS

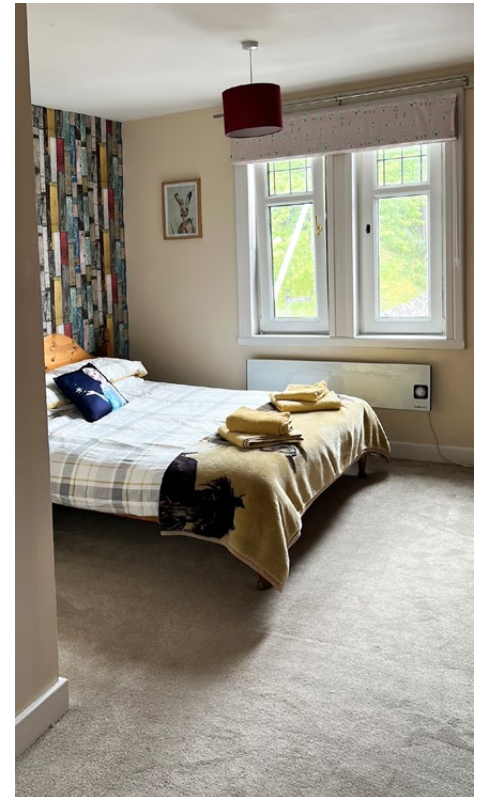
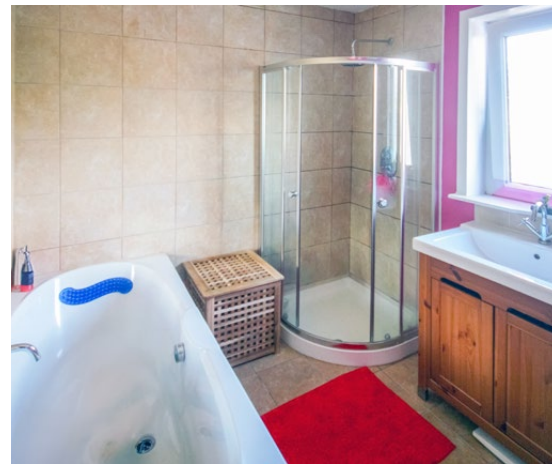
The commercial kitchen is located immediately to the rear of the main restaurant facilitating ease of customer service. This exceptionally well fitted out workspace comes complete with top quality cooking appliances, utensils, refrigeration units and food preparation aids. It has an effective extraction unit, tiled flooring and meets the highest standards both in facilities and cleanliness. The kitchen has a dry goods store and immediate access to the rear of the property to enable ease of deliveries etc. The premises are fully compliant with Environmental Health and Fire Regulations with modern detection systems.

OWNER'S ACCOMMODATION

The family accommodation is a significant attraction of this property comprising of a spacious double bedroom, a further double bedroom and a single bedroom. These three rooms are serviced by a high-quality family bathroom. A further fourth large bedroom has the benefit of being en-suite. Additionally, on the ground floor there is a lovely open-plan lounge with a dining area which is presented to an excellent standard. This easily maintained room has the benefit of an attractive multi-fuel stove. The subjects are enhanced by the provision of a modern and well-designed large kitchen and utility space. The owner's accommodation has its own separate entrances and separated rear garden area from the service entry to the restaurant.

GROUNDS

Letterbox Restaurant is a substantial property with owner's private gardens located to the rear with direct access from the street and the residential accommodation. There is a wooden fence installed between the private garden and the access to the restaurant. The private gardens are mainly laid to grass and gravel. The driveway provides access to each area and can accommodate 2 vehicles. There is a garage. There is a local authority public car park immediately to the rear of the premises and this affords customers easy access to parking and the Restaurant.





SERVICES

The subjects benefit from mains electricity, water and drainage. Propane Gas is used for cooking and the central heating system is oil fired. The premises are double glazed throughout.

TRADE

The business trades profitably without exceeding the VAT threshold from restricted opening hours. Full accounting information will be made available to seriously interested parties subsequent to viewing.

LICENCES

Letterbox Restaurant operates a liquor licence under the Licencing Scotland Act 2005, reference HC/INBS/36, and a copy of this will be made available to interested parties post viewing.

DEVELOPMENT OPPORTUNITIES

The current owners operate the restaurant at a reduced level, the following are some areas where the current trading model could possibly be adapted:

- Development of the restaurant offering to serve lunch.
- Morning coffee and afternoon teas could also be considered given the level of passing trade on the A86.
- Include takeaway.
- Increase the number of covers served.
- Change the trading model to a café with gallery or similar.
- The house could be used as a 4 bed self-catering unit should the new owners not require living accommodation on site.
- Closure of the ground floor restaurant and converting into a 3-Bed letting house.



LETTERBOX
RESTAURANT

LETTERBOX
RESTAURANT
01540 673 231

GLEN ROAD

PRICE

Offers over £320,000 are invited for the Freehold interest complete with goodwill and trade contents (according to inventory). Stock at valuation.

WEBSITE

The current owners have their own active facebook page. They are listed on TripAdvisor with a rating of 4.5 and are listed on a number of other web sites.

EPC RATING

The EPC rating of both properties is 'TBC'.

RATES / COUNCIL TAX

The business has a rateable value of £8,000 (as at April 2023) but benefits from a 100% discount under the Small Business Bonus Scheme with a £zero payment liability, for eligible applicants. The owner's accommodation is liable to a council tax banding of 'D'.

FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance to the hospitality trade. We would 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. What3words reference [///hurricane.redefined.highly](https://www.what3words.com/#!/hurricane.redefined.highly)

VIEWING

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

ASG Commercial, 17 Kenneth Street, Inverness IV3 5NR

Tel: 01463 714757

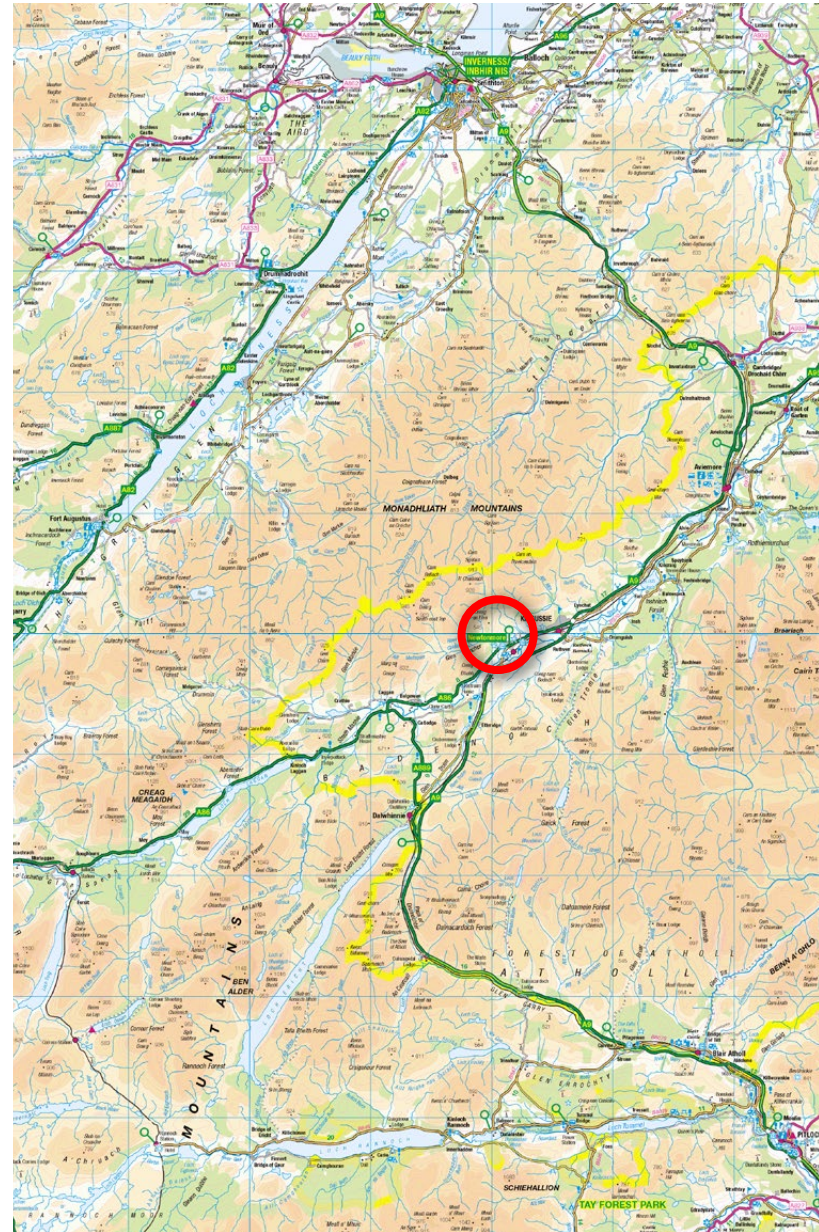
Mob: 07799896931

E-mail: info@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

OFFERS

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



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