



Offers Over  
**£349,000**  
(Freehold)

**Redburn Café, Gift Shop And "But N Ben",**  
Glenmoriston, IV63 7YJ





Charming café and easy to operate gift shop located in the spectacular Glenmoriston

Excellent Highland roadside trading location on the road to Skye with prominent signage

High quality trading and service areas extending to circa 67m<sup>2</sup>

Spacious and comfortable separate "But N Ben" 2/3 bedroom bungalow used as owners' accommodation

Grounds extending to around 1 acre with an external seating area and extensive outbuildings offering development potential subject to consents



## DESCRIPTION

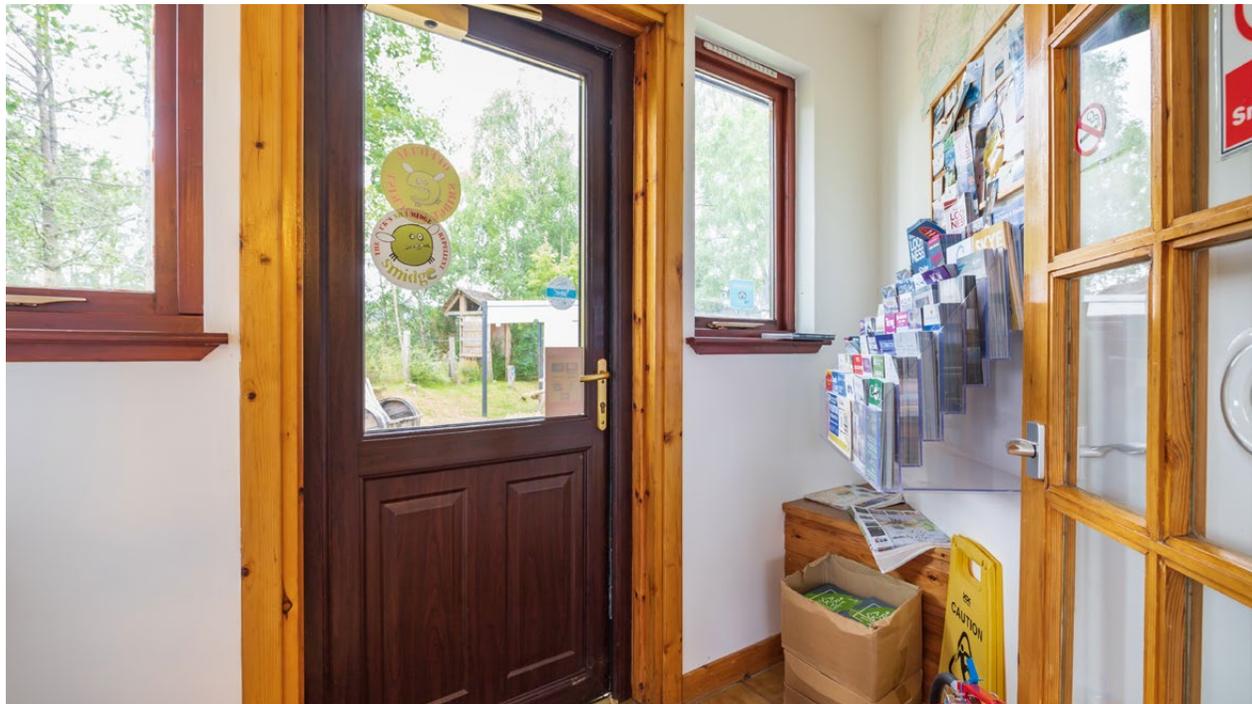
The Redburn Café is a modern and attractive property in a prominent roadside location situated in an exceptional area of natural beauty with stunning views in all directions. The café is located on the busy A887 generating a high level of passing trade throughout the year and is exceptionally popular in the main tourist season. The café and accommodation offer a true lifestyle business operation. The business currently operates on a seasonal basis trading from Easter to October each year. There is a strong demand from local residents with the additional benefit of the influx of tourists during the main season. The present configuration of the business allows for a comfortable café serving a wide range of beverages and snacks with the addition of sales from gift items.

The business and house are both single storey units. Internally the café and support areas extend to about 67m<sup>2</sup>. The cafe has a well-appointed kitchen and service area producing a range of freshly prepared items. The café comfortably seats 20 customers internally with gazebos covered picnic tables seating 24 externally. The business benefits from a separate house which sits across the carpark from the trading areas. The house has two double bedrooms and is presented in very good condition. It sits within mature grounds with a variety of outbuildings and presents some further development potential subject to planning consents. The property has fishing rights on part of the River Moriston.

The present owners trade the café and gift shop 6 days per week from 9 am – 5 pm and are closed on Wednesdays, during the main season only and do so without the need to employ staff. There is scope to extend the opening season but historically the business has traded below the VAT threshold by choice, in order to maintain a lifestyle operation.

## REASON FOR SALE

The vendors purchased the property in early 2017 and it is their desire to move closer to family that has brought this desirable business and home to the market.



## LOCATION

Glenmoriston is famous for its beautiful scenery and proximity to the Great Glen, the River Moriston having Special Area of Conservation status. The village of Invermoriston has a community shop and popular hotel. Fort Augustus has a good range of shops, hotels and restaurants and schooling up to secondary level, while Inverness, about an hour's drive away, has all the facilities of a modern city including its airport.

The Redburn Café is situated on the A887 strategically positioned between Inverness and Skye. Inverness, the capital of the Highlands, is only 34 miles away making it an ideal location for anyone wishing to be centrally located whilst giving access to the popular areas of Skye, Inverness and Fort William. The business benefits from a countryside location with rugged mountains on the doorstep, boasting some of Scotland's most spectacular scenery and natural history. The region has a host of birds and wildlife which attracts a great many visitors. Miles of unspoilt countryside provides terrain to suit walkers and climbers of all abilities. Sailing, water sports, and fishing are all available locally. Field sports and mountain biking are other popular pursuits within the immediate area. The region is also famous for its castles and historic sites. The Glenmoriston area enjoys a beneficial geographic location as a base from which visitors can continue their odyssey of both the Highland, West Coast and Grampian regions. In the vicinity are many self-catering accommodation providers, hotels and guest houses whose patrons in turn generate trade for the Redburn Café and Gift Shop.

## THE PROPERTY

Both the café and the house are single storey structures of modern timber construction. The house has a pitched tiled roof and café a metal profile roof.

## THE CAFÉ AND GIFT SHOP

From a prominent roadside location on the A887, the business has a well-signed frontage with ease of access. The café is well-presented throughout with modern fixtures and fittings. Through a tiled vestibule the customers enter into the main trading area. To the right is a door which leads to the customer washrooms which are presented to a high standard. The café area is set to free-standing tables and chairs and to the centre right of the room is the servery counter. Either side of the counter has shelving with a select range of gift items which prove popular with customers. The counter has a number of display counters including a freezer for ice-cream sales. To the rear of the servery is a coffee machine and a range of fitted worktops which offer ample space for service. To the rear of this area and to the left is preparation area which is well-appointed for the level of food preparation undertaken. The equipment is modern and highly functional. An opening to the right leads to the pot-wash area and gives access to rear of the property leading to the car park; this is an ideal access point for deliveries etc.





N CURRY  
Frezzi, with  
and Naan  
out  
£8.95

RED BURN SALAD  
Applexwood hot-smoked  
chicken, on a bed of fresh  
Salad with a caesar  
dressing  
£10.95

COW FOOD  
£1 PER BAG



## OWNERS ACCOMMODATION

An attractive feature of the sale is the modern detached 2/3 bedroom owner's house, offering a charming living space. This appealing bungalow was built in 2009. Access is via a hallway which leads to the lounge, the bedrooms, family bathroom and the kitchen / diner; the conservatory is accessed off the kitchen. The lounge is currently being used as an office. There is private parking beside the house.

The lounge benefits from double aspect windows and is reflective of the whole property in terms of décor and fixtures and fitting which are all of a high standard. The master double bedroom is to the rear of the property and has two built-in wardrobes. The second bedroom, also configured as a double, benefits from a built-in wardrobe. The family bathroom has a bath plus a separate double shower cubicle. The kitchen / dining room is well-appointed with modern wall and floor mounted units. This bright space with a dining table is ideal for a family and has an open plan area used as a utility space. A most appealing aspect of this property is the beautiful conservatory off the kitchen. This spacious area has 2 doors leading to it providing lovely views across the garden.

## GROUNDS

The Redburn Cafe is a substantial property with a large footprint and prominent roadside frontage. Ample car parking provides for patrons needs. Within the grounds is a workshop, smokehouse, polytunnel, a shed and store. The grounds extend to circa 1 acre and could either offer some development potential or undoubtedly provide sound recreational space. The vendor previously had planning permission to place a glamping pod within the grounds, which has now lapsed, however one would expect this could be successfully reapplied for, the buyers would need to satisfy themselves this is possible with the Statutory Authority.

## SERVICES

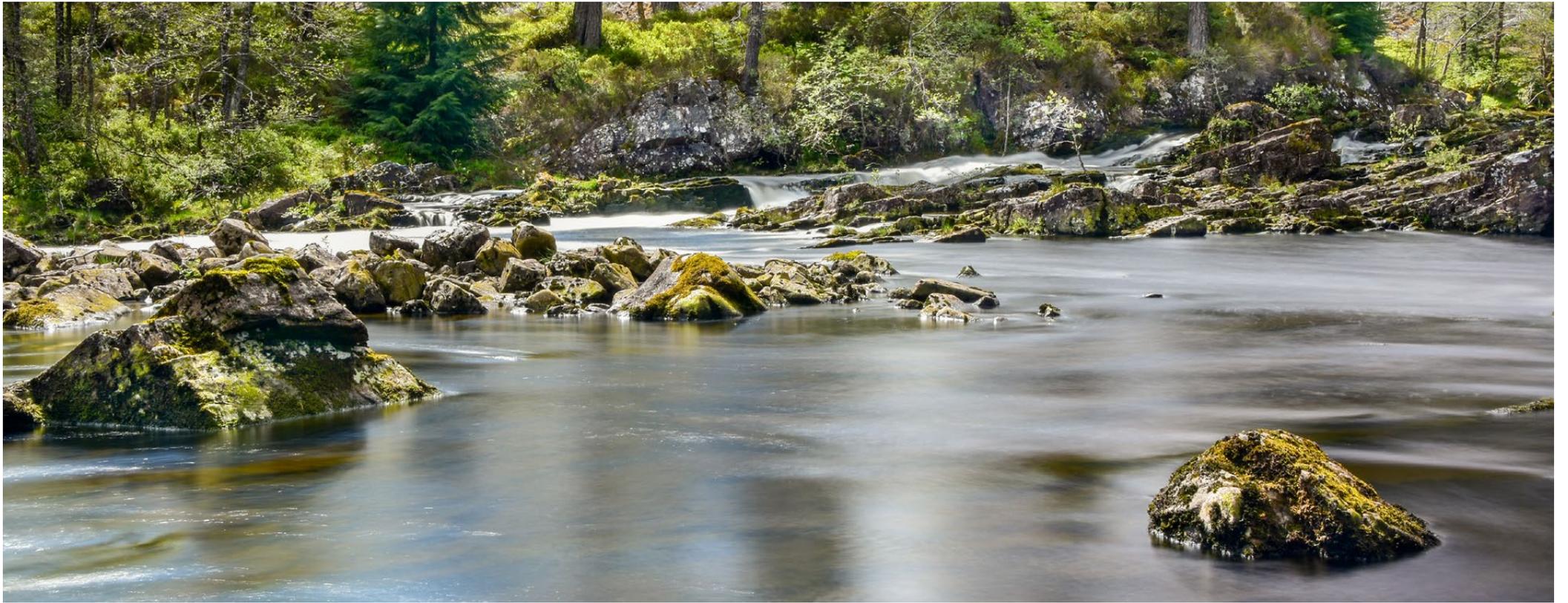
Mains electricity and water with drainage to septic tank. The house benefits from oil fired central heating and is double glazed.

## EPC RATING

Redburn Café has an Energy Performance Rating of "G" and the Owners House has an Energy Performance Rating of "C"

## BUSINESS RATES / COUNCIL TAX

The business has a rateable value of £3,850 (as at Apr 2023), reference 06/26/257053/0, with a 100% discount under the Small Business Bonus Scheme and as such has a rates liability of £nil for eligible applicants. The residential aspects attract a Council Tax banding of 'C'











## WEBSITE AND WEB PRESENCE.

The business does not have a website but has a popular Facebook page; [www.facebook.com/Redburncafe](http://www.facebook.com/Redburncafe). The Redburn Café has a 5\* rating on TripAdvisor and 4.7\* on Google.

## ACCOUNTS

Trading figures will be made available to seriously interested parties subsequent to viewing.

## PRICE

Offers Over £349,000 are invited for the heritable property and trade contents (according to inventory), excluding personal items. Stock purchased separately at valuation.

## DIRECTIONS

See location map. The what3words reference is ///bulbs.rejoiced.divided.

## FINANCE & LEGAL SERVICES

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

## VIEWING

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

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

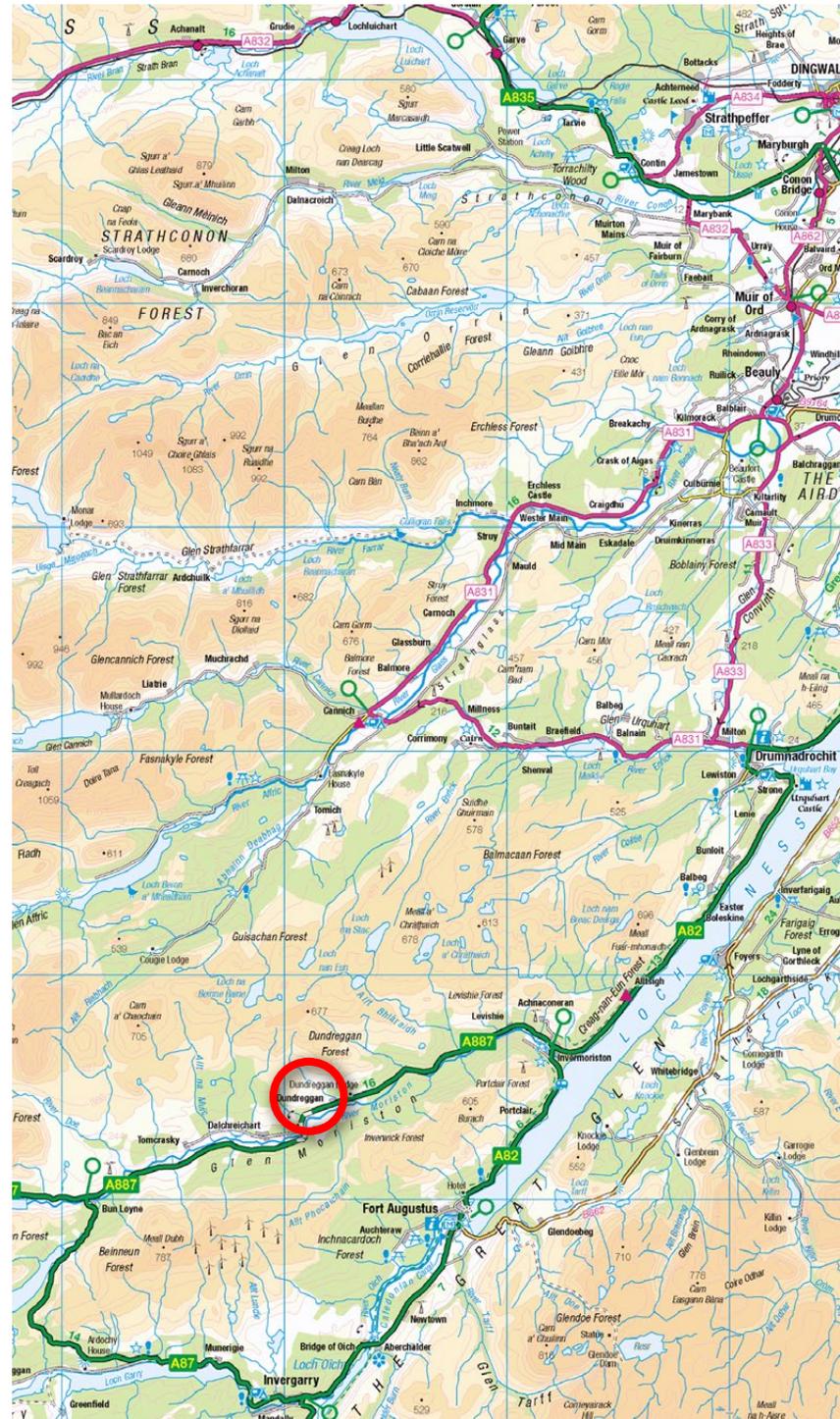
T: 01463 714757 (5 Lines)

E : [info@asgcommercial.co.uk](mailto:info@asgcommercial.co.uk)

W: [www.asgcommercial.co.uk](http://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.



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