

Substantially  
below valuation



Offers in the Region of  
**£219,000**  
(Freehold)

**The Seven Stills,**  
30 Fife Street, Dufftown, Keith, AB55 4AL





Exceptional restaurant and malt whisky lounge set in the heart of Speyside, substantially below valuation price

Situated in popular Historic town of Dufftown, best known as "Whisky capital of the world"

Fully refurbished and modernised throughout, presenting an outstanding turn-key operation

Beautifully presented restaurant and lounge bar, plus spacious and separate 2/3 bed owners accommodation

Profitable business benefitting from 5-star reviews, rated No.1 restaurant in Dufftown, and achieving Travellers' Choice 2022



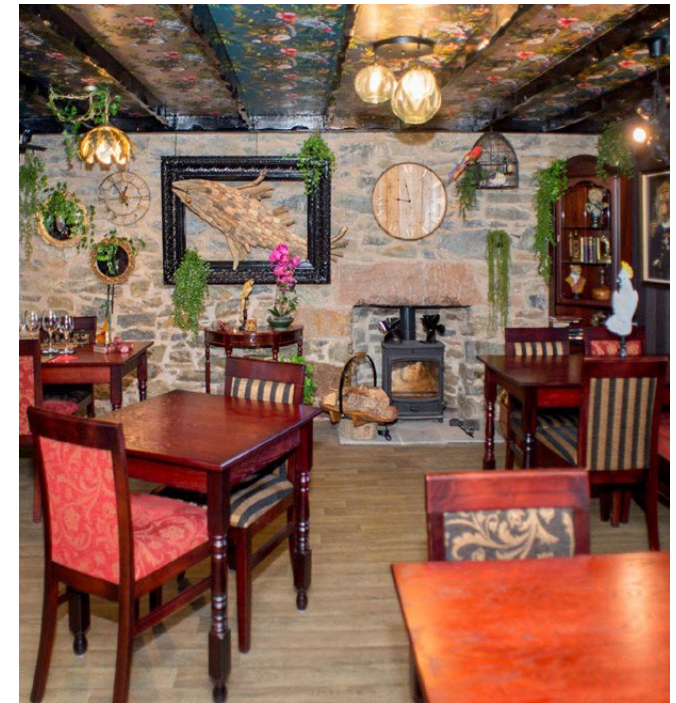


## DESCRIPTION

The Seven Stills presents a unique opportunity to acquire a well-established restaurant and malt whisky lounge bar, offered substantially below valuation to assist with a prompt sale. The property includes spacious owners living quarters upstairs and a beer garden. Located in the stunning area of Speyside, a whisky lovers' paradise that attracts clientele from around the world. The building is an old historic Inn which has been lovingly restored, keeping many original architectural elements harmoniously complimenting the modern touches to create a welcoming and warm atmosphere. The stylish restaurant and lounge bar comfortably seats around 30 covers inside, plus another 16 covers outside in the beer garden.

The current owners purchased the business in 2016, throughout their tenure they have built an outstanding reputation, with well-earned 5-star reviews and ratings through the restaurant's world-class food, hospitality and attention to detail. The Seven Stills currently opens to those with a reservation four nights a week, offering a French menu, an outstanding selection of single malts and blended whiskeys, gins and various craft bottled beers.

The property has a large beer garden with outdoor seating, offering views over a easily-maintained, beautifully tiered landscaped garden. Everything has been tastefully refurbished from the restaurant through to the garden area as well as the owners' accommodation with its three rooms, modern kitchen, office and second sitting area. All décor has been modernised, also including recently refurbished kitchen, insulated windows, updated carpets and timber floor throughout.



## REASON FOR SALE

The current owners have worked tirelessly over the last six years to build the business's reputation, undertaking a full refurbishment to bring the building and business up to the stylish first-class restaurant it is today. They have identified a new business venture to take them to retirement, which is why this high-quality business is on the market at such an attractive price.

## TRADE

Due to its reputation, quality and location, The Seven Stills is fully booked throughout the season. The current owners have chosen to operate below the VAT threshold this year. Guests can find the business through its own website along with other platforms. It has an enviable 5\* Tripadvisor rating, as well as rating No. 1 restaurant in Dufftown, and achieving Travellers' Choice 2022. The business currently trades Easter through to October; open Monday, Tuesday, Thursday and Friday from 18:00. Over the winter they occasionally open for special events.

Of recent years the vendors have treated the business as a lifestyle, only trading 4 days per week. The net profit for year ending 2024 is around £42,000. The operating figures during previous years demonstrate what could be achieved, these are as follows;

### 2019 (April to October)

Turnover: £164,878 Gross Profit: £112,557 Net Profit: £57,883

### 2018 (April to October)

Turnover: £151,370 Gross Profit: £103,477 Net Profit: £57,084

The business is managed by a husband and wife team who undertake roles of chef and front of house, with temporary staff employed as required during the busy season.

## LOCATION

Dufftown is a Scottish historic town with a history of distilling whisky, and is best known as the Whisky capital of the world, thanks to its seven working distilleries. These distilleries in turn attract Whisky aficionados from around the world, who are also the business's main clientele. Dufftown produces more malt whisky than any other town in Scotland; this declaration puts the town on the famed Malt Whisky Trail.

The village has a thriving community, with two supermarkets, one pub, smaller shops and a farmer's market. Primary education is available at Dufftown with Secondary Schooling at Speyside High in Aberlour. It hosts its local highland games and takes part in the well-known Speyside whisky festival. On top of this, it is also home to the famous and internationally recognised Glenfiddich distillery. The town is set in one of the most stunning areas of Scotland, approx. 1-hour drive from both Aberdeen and Inverness cities, both of which have international airports, as well as a 30-minute drive from the coast and the Cairngorms National park. It's a popular area for walking, fishing, hunting, nature and whisky enthusiasts attracting international tourists and trade. Dufftown is located on the River Fiddich, 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 living within the region. Tourists also enjoy visiting the many historic site and castles in the area.

## THE SEVEN STILLS RESTAURANT AND LOUNGE BAR

The Seven Stills is a large 2-storey category C historic building located at an end of a terrace of residential cottages. The majority of the roof has recently been re-slatted and the outside has been whitewashed reminiscent of the well-tended beautiful 17th-century coach house that it once was.

Entrance into The Seven Stills is via street level, the front door leads into the bar and comfortable lounge area to the left, with tartan seating, cosy leather sofas, an open fire, as well as a secret snug room and W/C. To the right is the tastefully decorated main restaurant comprising free standing tables and chairs, also featuring an open fireplace plus timber exposed roof. The restaurant and bar offer a comfortable capacity of around 30 customers.

There are customer toilets just off the hallway which then leads to the restaurant's recently refurbished kitchen, a dry store, laundry room and a storeroom. An internal central stairwell leads up to the contemporary owner's accommodation. Recent refurbishment throughout results in this property being presented in true walk-in condition.





## OWNERS ACCOMODATION

The spacious owner's accommodation is located on the first floor and can be accessed through the restaurant or a private rear door. This bright and modern accommodation consists of two double bedrooms, a fully fitted kitchen with a breakfast bar, a family bathroom, a comfortable lounge or large third bedroom, an office, and a second sitting area. The property comes with a substantial garden which has been beautifully landscaped to include a private seating area for the owners, plus beer garden for customers.

## SERVICE AREAS

The property benefits from a recently refurbished and well-equipped kitchen, set to the rear of the property facilitating ease of food preparation and service. There is ample storage throughout including a dry store, laundry room and a storeroom.

## GROUNDS

The Seven Stills benefits from a sizable and well-maintained garden area to the rear (approx. 600m<sup>2</sup>) laid to gravel with a vegetable garden, decking, water butts, an array of maturing trees, flowers, perennials and herbs plus feature pond. There are various outbuildings including a large workshop. Parking is available on-street plus some additional to the side of the building.

## SERVICES

The property benefits from mains electricity, water and drainage. There is oil-fired central heating. The Seven Stills is compliant with electrical and fire regulations. Wi-Fi is available throughout the property.

## DEVELOPMENT POTENTIAL

The following list highlights some potential development opportunities which new owners may wish to consider. The list is not comprehensive, but indicates some potential areas for development.

- Increase operating hours to include breakfast / lunch provision
- Open year-round taking advantage of Winter trade
- Depending on buyer's wishes, focus on wet sales only by transforming into a pub or historic inn
- Subject to planning consents, convert into a spacious 3-4 bedroom family home











## ACCOUNTS

The Seven Stills trades at a successful level generating a solid adjusted net profit. Accounting information will be made available to seriously interested parties subsequent to viewing.

## EPC RATING

The Seven Stills has an EPC rating of 'G'.

## PRICE

Offers in the region of £219,000 are invited for the Freehold interest complete with goodwill, website and trade contents (according to inventory, excludes any personal items). Stock at valuation.

## DIRECTIONS

See map insert. What3word reference is *///sketching.party.darting*

## WEBSITE AND PRESENCE

The Seven Stills has its own website (<https://sevenstills.co.uk/>). The business also utilises several web-based marketing platforms including Tripadvisor with a score of 5, rating number 1 restaurant in Dufftown, and achieving Travellers' Choice 2022.

## TITLE NUMBER AND PLANNING CLASS

The Seven Stills has a title number of BNF11235. The property operates under planning use Class 3.

## RATEABLE VALUE / COUNCIL TAX

The rateable value for The Seven Stills is £8,200 (as of 1st Apr 2023), benefitting from 100% relief under the small business bonus scheme for eligible applicants.

## FINANCE & LEGAL SERVICES

ASG Commercial 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 variety of legal experts who can act in all legal matters arising.

## VIEWING

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

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

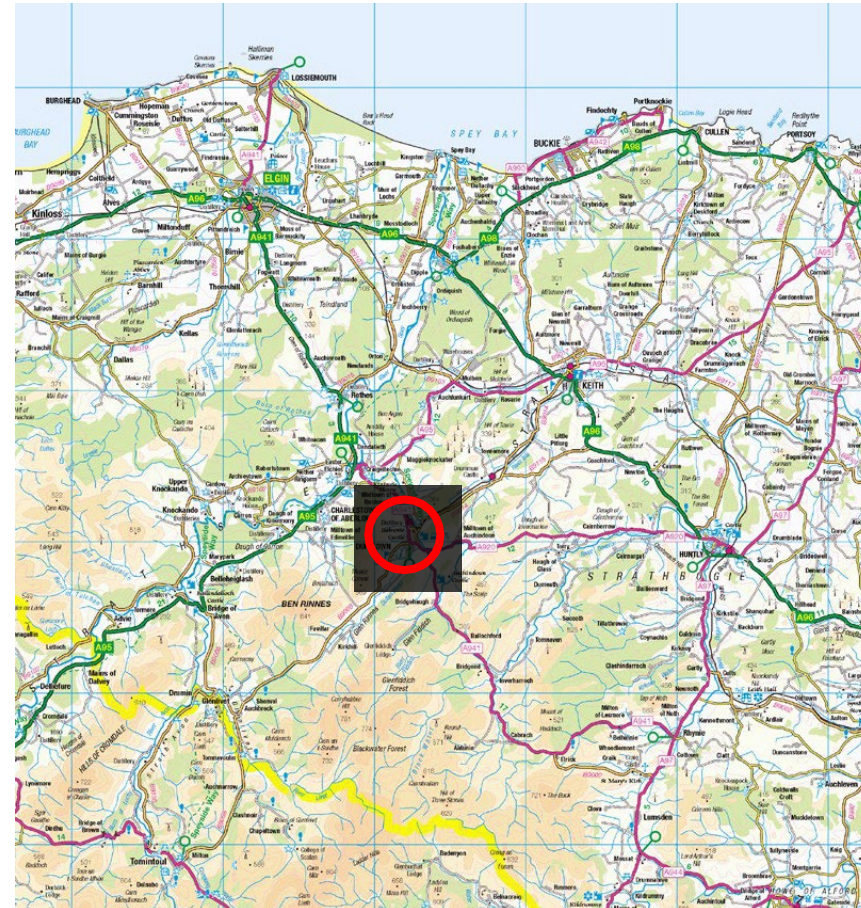
Tel: 01463 714757 (5 Lines)

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

Web: [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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