



Offers in the  
region of  
£470,000  
(Freehold)

## Waterfall Café & Foyers Stores

Foyers, Inverness, IV2 6XU







Charming café, gift shop, store and post office located close to the spectacular Foyers Falls

Excellent Highland roadside trading location with prominent signage

High quality trading and service areas extending to circa 121m<sup>2</sup>

Spacious and comfortable separate 3/4-bedroom flat used as owners' accommodation

Grounds extending to around 0.5 acres with an external





## DESCRIPTION

The Waterfall Café & Foyers Stores is an attractive property on a prominent roadside location situated in an area of exceptional natural beauty. The property is located on the busy B852 next to the Falls of Foyer car park, a popular tourist attraction. Being on the banks of Loch Ness and next to the Falls generates a high level of passing trade throughout the year and the business is exceptionally popular in the main tourist season. The café, stores and accommodation offer a true lifestyle business operation. The business currently operates all year enjoying strong demand from local residents throughout the year with the additional benefit of the influx of tourists during the main season. The present configuration of the business allows for a relaxed café serving a wide range of beverages and snacks together with additional sales from the gift shop within. Separately, the village shop sells staple produce and provides the services of a Post Office. There is scope to split the retail and residential areas into standalone units thus changing the configuration to suit a new owner.



The café has a well-appointed kitchen and service area producing a range of freshly prepared items. The café comfortably seats 12 customers internally with a large, decked area providing additional seating externally. The business benefits from a separate flat which sits over the trading areas. The flat has 3/4 double bedrooms and is presented in excellent condition. The property sits within mature grounds with a variety of outbuildings which offer some development potential, subject to planning consents. The present owners trade the café and gift shop 7 days per week from 10 am – 4 pm. The store and post office is open from 9am until 5:30; Monday to Saturday and the store from 10am until 2pm on Sunday.

## REASON FOR SALE

The proprietors purchased Waterfall Café & Foyers Stores in 2013. During their time operating the business they have had a highly rewarding lifestyle, but it is now their desire to retire which results in them reluctantly bringing their property to the market.











## LOCATION

The Highlands of Scotland are famous for spectacular scenery and rugged mountains, a reputation which is comfortably upheld by Waterfall Café & Foyers Stores. The wonderful unspoilt scenery of the Great Glen plus beautiful forests, nature trails and the famous Falls of Foyers accessed across the road. There is a dedicated car park for this attraction next to the property. As a testament to their business operation, Waterfall Café & Foyers Stores enjoys the support of the local community. Within the area there is an abundance of recreational activities. For walkers the beautiful Scottish terrain offers varied degrees of challenge from the more leisurely hill-walking to more stretching mountaineering. A wide range of birdlife attracts the ornithologist, and the area has a huge appeal to the naturalist with red deer, fox, pine marten, badger, otter and many more species locally. Golf, pony trekking, touring and genealogy are other favourite pastimes together with the opportunity to visit nearby Scottish castles, Culloden Battlefield and other historic sites. For the more sedate tourist simply relaxing amidst the beautiful un-spoilt surroundings is another favourite option.

## THE PROPERTY

The café, store and the flat are all contained within an off-white paint finished rendered building with a pitched slate roof. The windows are wooden frames with double glazed panes (upper floor only). The building has lovely features such as dormer windows and hipped roof details, making an incredibly attractive overall impression. The café and village shop benefit from having their own separate accesses whilst being connected internally, making control of the 2 areas much easier and any potential split viable.







## THE CAFÉ AND GIFT SHOP

From a prominent roadside location on the B852, the business has a well-signed frontage with easy access. The café is well-presented throughout with modern fixtures and fittings. The front door brings customers directly into the café's main trading area. To the rear 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 some soft furnishing. To the rear of the room is an attractive servery counter. The internal seating can accommodate 12 covers. Outside the decked area provides seating and tables for customers. Throughout the café a selection of gift items are displayed which prove popular with customers. To the rear of the servery is a coffee machine and a range of fitted worktops, which offer ample space for service. To the side of the work surface is the access to the kitchen. The kitchen preparation area is well-appointed for the level of food preparation undertaken. The cooking equipment is modern and highly functional, ideally suited for the menu. There is a commercial dishwasher and washup area. Directly accessed from outside, delivery control is made easy.



## THE SHOP

Foyers Stores and Post Office is a traditional village store that is well stocked with essential groceries, daily newspapers, dairy produce, confectionery and tobacco. The shop also has an off licence, lottery terminal and regular deliveries of sensibly priced, quality local meats and fruit & veg. There is scope for new owners to reconsider what is stocked. Outside the front door of the shop there is a small ice cream dispensing hut. This is relatively recent addition and has proven immensely popular, particularly with tourists walking across to the Falls.

## OWNERS FLAT ACCOMMODATION

An extremely attractive feature of the sale is the spacious 3/4-bedroom owner's flat, offering attractive surroundings and a charming living lifestyle for a family or couple. The flat is accessed from the secluded garden, into the stairwell. There is a door at the top of the stair, opening into a hallway, which provides access to all the accommodation. The accommodation comprises a lounge, 3 bedrooms, office, family shower room and the kitchen / diner. The lounge is currently being used as an office. There is private parking behind the flat.



The lounge benefits from an open fire and is reflective of the whole property in terms of décor and fixtures and fitting all of which are a high standard. The master double bedroom is to the front of the property and has space for a large wardrobe / storage system. The other 2 bedrooms are well proportioned and configured as double bedrooms. The office could be used as a 4th bedroom. The family shower room has a walk-in 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.

## **GROUND S**

The Waterfall Café & Foyers Stores is a substantial property with a prominent roadside frontage. Ample car parking is available. The grounds to the front are mostly set as a deck seating area, with an ice cream hut on the south end of the decked area. Within the grounds to the rear of the property there is a workshop and store. The grounds extend to circa 0.5 acres and could either offer some development potential or undoubtedly provide sound recreational space. There is private off-road parking to the rear of the property. On the south side of the property is a secluded garden area, ideal for enjoying the sun.

## **SERVICES**

Mains electricity, water and drainage. The flat benefits from oil fired central heating and is double glazed.

## **LICENCE**

The business is currently licensed, reference number HC/INBS/204.

## **EPC RATING**

Waterfall Café & Foyers Stores has an Energy Performance Rating of "TBC" and the Owners Flat has an Energy Performance Rating of "TBC".

## **BUSINESS RATES / COUNCIL TAX**

The business has a rateable value of £6,000 (as at Apr 2023), reference 06/24/350040/2, 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 'TBC'.

## **TITLE NUMBER**

The property has a title number of INV7011.

## **WEBSITE AND WEB PRESENCE.**

The business has two popular Facebook page; the store is [www.facebook.com/foyersfalls/](https://www.facebook.com/foyersfalls/) and the café is [www.facebook.com/FoyersCafe/](https://www.facebook.com/FoyersCafe/). The Waterfall Café & Foyers Stores has a 4.5\* rating on TripAdvisor and 4.7\* on Google.

















## ACCOUNTS

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

## DIRECTIONS

See location map. The what3words reference is [///safest.necklace.pods](https://www.what3words.com/#!/safest.necklace.pods)

## PRICE

Offers in the region of £470,000 are invited for the heritable property and trade contents (according to inventory), excluding personal items. Stock purchased separately at valuation.

## 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.



**HOTELS  
GUESTHOUSES  
LICENSED  
RETAIL  
OFFICES  
INDUSTRIAL  
UNITS**

**17 Kenneth  
Street  
Inverness  
IV3 5NR**

**Telephone  
01463 714757**



[www.bedandbreakfastsales.co.uk](http://www.bedandbreakfastsales.co.uk)