



Offers in the region of
£249,950
(Freehold)

The Capercaillie Restaurant & Rooms,
Killin, Perthshire, FK21 8UT





A well-established and highly popular licensed restaurant located in Perthshire

Successful business with excellent turnover and profit levels (80 covers)

Contemporary design in beautiful surroundings

3 ensuite letting bedrooms

Significant development potential for business





DESCRIPTION

The Capercaillie Restaurant with Rooms is an attractive business located on the Main Street of the popular town of Killin within the Loch Lomond & Trossachs National Park. Benefitting from a prominent location with excellent signage, the business generates year-round trade and is frequented by tourists whilst also enjoying a strong local following. The property has a significant footprint and is set within delightful grounds adjacent to the River Dochart. Set over two floors, the business presents an attractive restaurant, effective service areas and 3 letting bedrooms (currently utilised for staff). An attractive feature of this modern restaurant is the extensive use of glass and natural materials ensuring that it seamlessly blends in with the fantastic surroundings. The vaulted ceiling and impressive stone fireplace make this a most attractive venue with a lot of potential. The current operators have invested considerably in the business over the past year carrying out upgrades throughout the property including replacing equipment such as the coffee machine, new Rational combi oven, ice maker, glasswasher, dishwasher, fridges and hot water boiler. The outside veranda has also been rebuilt and the whole back wall of the restaurant has been replaced with new double-glazed windows, making this a walk-in business proposition.

TRADE

Killin is a popular tourist destination and The Falls of Dochart are a short walk away and draw in a high number of visitors to the business. The restaurant is furnished with free-standing tables and chairs and an attractive wooden bar. The restaurant can accommodate 80 covers over its 3 trading areas. Currently a wide variety of hot and cold food with service are offered from 9am until 4pm, with longer opening on Friday and Saturday (finishing at 8pm). Operating as a café during the main part of the day, additionally breakfasts and main course meals are offered. It is this trading flexibility that makes the business such a success. The bar is open from 11am until 11pm Sunday to Thursday and 11am until 12am Friday to Saturday. This is a popular bar and cafe venue in the evenings for both locals and visitors alike. Opposite the restaurant is coach parking which generates a high footfall for the business throughout the day.



In addition to the food and wet sales income the property also has three en-suite letting bedrooms. All rooms are presently used as staff accommodation but could easily be converted back to letting accommodation with minimal cost / work. These rooms were previously in high demand year-round and boast exceptionally high occupancy rates during the tourist months. There is huge scope for new owners to boost trade again following the pandemic. The business has a credible and sustainable turnover with strong adjusted net profits.



REASON FOR SALE

The present owner purchased the business in 2004 and has developed a successful and unique business in this charming village. The owner has decided to place the property on the market due to a desire to retire and spend time with family.

LOCATION

Killin lies at the centre of the area known as Breadalbane where the hills of the Tarmachan Ridge and Lawers Range can be seen clearly from the town. Killin is renowned for the Falls of Dochart, where the River Dochart rages beneath the Dochart Bridge. Killin is where Glen Dochart and Lochay meet Loch Tay. Located at the edge of the Ben Lawers National Nature Reserve and the Loch Lomond and Trossachs National Park, Killin is ideally situated for those seeking the peace and tranquillity of the unspoilt outdoors. Wildlife abounds in the area and Ben Lawers is noted for its varieties of flora. Killin's central location makes it a superb base from which to explore all that Scotland has to offer in the way of outdoor activities and tourist attractions. Another favourite pastime is salmon and trout fishing on the many rivers and lochs in the area and there are opportunities for game sports in the region, fishing for trout in the River Dochart from the properties grounds is permissible. Notwithstanding being in the heart of Scottish Highlands, Killin is still only a 90-minute drive from Edinburgh or Glasgow airports and the major tourist areas to the East and West are easily accessible.

Killin has a variety of retail outlets including a post office and supermarket. The area has a great many hotels, guest houses and self-catering units which provide a steady stream of customers for the restaurant. There is a local primary school in the village with secondary schooling at McLaren High School in Callander. Killin has an attractive 9-hole golf course, a bowling club, sports club and sailing on Loch Tay. Aberfeldy is the nearest main administrative centre, with all essential services to hand, including a new medical centre and cottage hospital, banking, veterinary surgery, optician and dental practices, a varied selection of quality shops, and schooling to sixth year secondary. Stirling and Perth are also within easy driving distance and offer a full range of business, leisure and shopping facilities.

PROPERTY

Set over two floors the contemporary restaurant being constructed in 1985. Access to the restaurant and customer facilities are from the High Street entrance. Letting bedrooms 1 to 3 are located on the lower ground floor and accessed directly from the garden area. The property has a well-signed façade and enjoys a prominent trading position.





PUBLIC & SERVICE AREAS

Public entrance to the restaurant is directly from the pavement across a patio area which is set with picnic benches and table and chairs and opens into a reception hallway. The restaurant has the capability of 80 covers, this is split into three distinct customer areas; the internal area which is set for 50 covers; 8 external seats on the veranda overlooking the river and 22 external covers in the patio area. The internal seating consists of free-standing units whilst the external seating is bistro style. The restaurant has a feature fireplace and stone chimney breast and is supplemented by a charming wooden servery / bar. Internally the charming restaurant is set over two levels. The bathroom amenities are located off the entrance corridor and include ladies, gents and accessible with baby changing facilities. All areas are well-presented and functional.

To the rear of the restaurant is the well-appointed commercial kitchen. To the lower level is extensive storage spaces which houses a dry goods store, a fridge and freezer storage room and general store. In addition, there is a cellar and laundry/linen store. These storage rooms are accessed directly from the grounds providing excellent and convenient access for deliveries etc.

STAFF ACCOMMODATION

Under the restaurant, on the west end of the building, there are 3 ensuite letting bedrooms which are currently being used as staff accommodation, however, these could be converted back to letting accommodation with minimal cost / work. These rooms have their own access from the garden area.

GROUNDS

To the west of the restaurant there is a private driveway leading to the letting bedrooms which overlook adjacent woodland. Residential guest parking is provided for up to 3 cars at the side of the property in this drive area. The gardens and building area extends to circa 0.2 of an acre. Customer parking is provided by the Council car park located next to the owner's accommodation.

SERVICES

The property has mains electricity, water and both mains drainage and septic tanks. The building benefits from LPG gas-fired central heating with a secondary boiler providing hot water. The majority of windows are double glazed. The business is fully fire compliant with fire alarm, smoke detectors and emergency lighting.



TRADING ACCOUNTS

The business operates year-round on a 7-day operation. Recently the owners have reduced their opening hours while still maintaining a healthy profit. Full accounting figures will be made available to seriously interested parties subsequent to viewing.

EPC RATING

The whole property currently has an Energy Performance Certificate rating of 'G'. Windows have been replaced throughout the property since the EPC was carried out, as such the rating should have improved.

LICENCES

The business operates under the Licensing Scotland Act 2005 and a copy of this will be made available to interested parties following viewing.

TITLE

The title number for the restaurant is PTH4359.

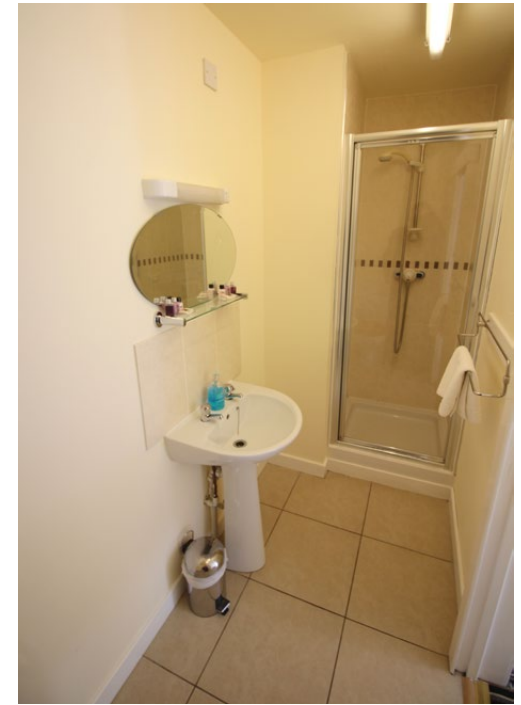


RATES

The current non-residential apportionment of the rateable value for the business is £20,000 with £3,850 as residential apportionment at April 2023, property reference number 228/090/144B0/7. This rating includes a residential property that is not for sale and therefore the trading premises will be subject to revaluation.

PRICE

Offers in the region of £249,950 are invited for the heritable property complete with goodwill and trade contents (according to inventory). Stock to be purchased by independent valuation.



FINANCE & LEGAL SERVICES

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

DIRECTIONS

See location map. What3words reference – ///latitudes.goes.beside

VIEWING

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

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

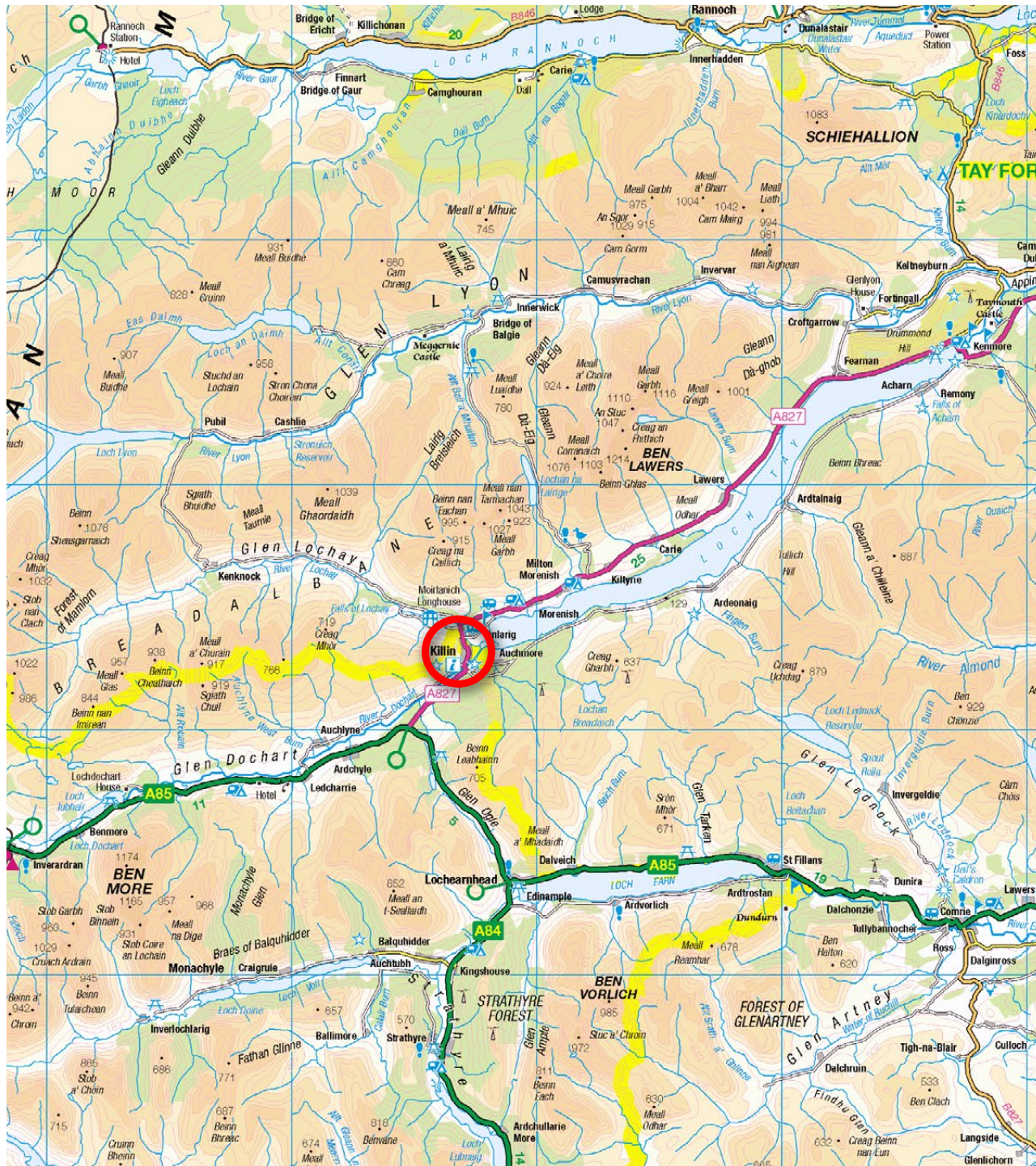
Tel: 01463 714757 (5 lines)

E: admin@asgcommercial.co.uk

Web: 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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