



Offers in the Region of
£475,000
(Freehold)

Norse Bakehouse,
Woodend, A836, Rhitongue, Lairg, IV27 4XW





Exceptional restaurant and house set on North Coast 500 route

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

Superb business benefitting from 4.5-star reviews and great profitability

Beautifully presented restaurant with great potential to develop trade further

Attractive separate 3 bed owners' accommodation





DESCRIPTION

The Norse Bakehouse presents a unique opportunity to acquire a well-established restaurant which is located in the stunning area of the Kyle of Tongue, a wildlife lovers' paradise that attracts clientele from around the world. The property includes exceptional adjoining 3-bedroom owners living accommodation. It was originally the local school which has been lovingly developed and extended, keeping many original architectural elements whilst harmoniously complimenting the modern touches to create a welcoming and warm atmosphere. The stylish restaurant comfortably seats around 28 covers inside, plus another 24 covers outside in the rear grassed area.

The current owners purchased the business in 2021, throughout their tenure they have built an outstanding reputation, with well-earned 4.5-star reviews and ratings through the restaurant's excellent food offering, hospitality and attention to detail. The Norse Bakehouse currently opens during the summer months for lunch and dinner.

The property has a delightful garden area with outdoor seating which offers views over the Kyle of Tongue. The outdoor seating area has the potential to be extended further. Everything has been tastefully refurbished from the restaurant to the owners' accommodation with its three bedrooms, lounge, modern kitchen / diner and storage area. The property has been beautifully updated throughout with tasteful décor, refurbished kitchen, insulated windows, updated carpets and timber floor throughout.

REASON FOR SALE

The current owners have worked tirelessly since they took over the Bakehouse to build the business's reputation, undertaking a significant refurbishment to bring the building and business up to the stylish restaurant it is today. Due to a change in family circumstances, they have reluctantly decided to bring the business to the market.

TRADE

Due to its well-earned reputation, quality produce and location on the NC500, the Norse Bakehouse is fully booked throughout the season. Guests can find the business through its own website along with other platforms. It has an enviable 4.5 TripAdvisor rating, as well as rating No. 1 restaurant in Tongue. The business currently trades from April to October, 7 days per week. The location of the Norse Bakehouse is one of the main drivers to the success of the business, there are no real direct competitors nearby who are able to serve the many holiday makers in the area over the whole of the season, brought to the area by the NC500.

The business is currently managed by a family team without staff. Next year the owners intend to adjust the model over the summer month by employing local students as waiters and kitchen porters in order to provide a better work / life balance.





LOCATION

The Norse Bakehouse is situated on the A838 close to the heart of the village of Tongue, in an elevated location offering superb views over the Kyle of Tongue.

This region has long been a Mecca for the outdoor sports enthusiast. Not only does the area host an impressive range of top fishing rivers and lochs, it is a prime destination for all outdoors sports, particularly surfing and many watersports. The northern coastline boasts an impressive array of spectacular beaches, hill climbing, walking and family activities – all of which have greatly increased in popularity with the success of the NC500 touring route.

Sutherland is an area rich in wildlife, home to herds of wild red deer, sea life and a multitude of bird species amongst others. Ornithologists are frequent visitors to the county, attracted by the golden eagle, hen harrier, peregrine falcon, short eared owl, puffins and numerous other birds of prey; all of which can be seen at the nearby Forsinard RSPB site or local coastal areas. There are many tourism options to keep visitors interested and entertained. From John O'Groats to Durness on the North West coast, Tongue is perfectly centrally located for

easy access to both coastlines. A day trip to Orkney is within easy reach, as are numerous sites of archaeological interest and visitor centres such as the Castle of Mey. The nearby town of Thurso offers a wide range of shops, restaurants and facilities. Primary School aged children go to Tongue Primary School, located within the village, with Senior Schooling at Farr High School (North Coast Campus) in Bettyhill, some 12 miles away.

THE NORSE BAKEHOUSE

The Norse Bakehouse is a large traditional 2-story building, with origins in the 1900's, when it was used as a school. The original part of the building is stone built with a slate roof. The building has been extended a number of times over the years to bring it to its current form. The first being the extension behind the domestic kitchen to form a store and bedroom above, and the most recent being the addition of the restaurant servery, kitchen and toilets on the south end of the building around 10 years ago. This part of the building is finished with over lapping tree plank timbers with a slate roof. The building has upgraded and beautifully maintained over recent years as is evident from the photographs.

Entrance into The Norse Bakehouse is at street level from the car park. Customers are directed to the rear of the property to enter via the rear decked area. Less ambulant customers can enter directly from the car park via the ramp. The customers enter into the shop and servery / food preparation area. The preparation area is split into two areas, the pizza area directly ahead and the general preparation and servery area on the left and with a retail area on the right. The retail area has historically sold locally sourced soaps etc and there is scope to change or extend that on offer. The pizza oven is a Moretti Forni, a triple deck Starbake pizza oven, which is supported by significant levels of preparation surfaces, refrigerated and dry goods storage. The servery has a couple of refrigerated display cabinets, as well as the till. Behind the servery is a separate kitchen area, which has a large amount of preparation work surfaces, and further general storage, fridges and freezers.

The customers enter the main restaurant seated area between the pizza and servery areas. This area benefits from 2 wood burning stoves, one in each of the opposing corners of the space. These stoves both have lovely exposed stone chimney breasts. The restaurant is beautifully finished and comprises attractive free standing tables and chairs with exposed timber beams overhead. All of these features combine to create a great ambience in the restaurant which seats around 28 customers comfortably.

There are 3 customer toilets accessed directly off the rear desk area. Recent refurbishment throughout results in this property being presented in true walk-in condition.

OWNERS ACCOMODATION

The spacious owner's accommodation is located in the north end of the traditional stone built building and can be accessed through the restaurant or via a number of private doors from the car park and private garden. This part of the building has been completely modernised in the recent past, creating a lovely modern home. The house consists of three double bedrooms (2 ensuite), a fully fitted kitchen / diner, a shower room (located close to the 3rd bedroom, acting as a dedicated area), a comfortable lounge and a store. The property comes with a garden area to the rear which is laid to grass. The accommodation has been finished to a very high stand and is both comfortable and cosy, making it ideal for a family.







SERVICE AREAS

The property benefits from a refurbished and well-equipped kitchen, set to the south of the property facilitating ease of food preparation and service. There is ample storage throughout including a dry stores and refrigerated stores.

GROUNDS

The Norse Bakehouse benefits from a sizable area to the rear which could be extended with the introduction of decking to terrace some of the area to the south. Other parts of the area could be terraced to create a vegetable and herb garden. The car park is around 800m² thus providing plenty of parking for customers.

SERVICES

The property benefits from mains electricity, water and private drainage. There is oil-fired central heating in house. The Norse Bakehouse 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 provision
- There is a planning permission to redevelop part of the restaurant, reference 22/03351/FUL, was granted on 4th November 2022, thus confirming the potential to significantly increasing the number of internal covers
- Develop the external areas to increase the number of covers, subject to statutory approvals
- Should accommodation not be required on site, the house could be developed into a self-catering unit, subject to statutory approvals

ACCOUNTS

The Norse Bakehouse 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 Norse Bakehouse has an EPC rating of 'G' and the house has an EPC rating of 'D'.

PRICE

Offers in the region of £475,000 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 [///perusing.superhero.thorax](https://www.what3words.com/#!/perusing.superhero.thorax)

WEBSITE AND PRESENCE

The Norse Bakehouse has its own web address which is under development (<https://norse-bakehouse.resos.com/>). The business also utilises several web-based marketing platforms including Tripadvisor with a score of 4.5, rating number 1 restaurant in Tongue.

PLANS

Outline Floor plans are available from ASG Commercial Ltd on request.

LICENCES

The business operates under the Licensing Scotland Act 2005, reference HC/CSR/2041, and a copy of this will be made available to interested parties following viewing.

TITLE NUMBER AND PLANNING CLASS

The property is listed under two listings, these are title numbers STH1617 and STH3658. The property operates under planning classifications of Class 1, Class 3 and Sui Generis.

RATEABLE VALUE / COUNCIL TAX

The rateable value is £3,200 (as of 1st Apr 2023), reference 02/02/025500/8, benefitting from 100% relief under the small business bonus scheme for eligible applicants. The house has a council tax banding of 'C'.

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

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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