



Offers Around
£10,000
(Leasehold)

Restaurant/Hot Food Takeaway Development Opportunity
Canalside, Fort Augustus, PH32 4AU





Ideal trading location on the banks of the canal in the popular tourist area of Fort Augustus

Recently granted class 3 status allowing for the preparation and consumption of hot food in the premises

Provides a large premise extending to a net internal area of around 130m², ideal for redevelopment into a restaurant, café or hot food takeaway

Located within an area of extremely high footfall guaranteeing sound summer trade as well as good local trade

DESCRIPTION

Recently granted Class 3 status, enabling the consumption and preparation of hot food on the premises, this property previously traded as MacDougall butchers, an established butchery business serving the local community since 1884. The current owners have traded from this location for the last 9 years and operated a successful and profitable butchery business. Given the decision to concentrate on other business interests away from this sector it was clear to the owners that this location on the side of the canal, was ideal for a restaurant/café and takeaway and applied for a Class three license in order to present this opportunity to the market.

A high percentage of all the tourists who visit the area are drawn to the Canal and this property is ideally placed to take advantage of this. The previous business had evolved over the last couple of years in response to the many tourists, and had begun offering a food takeaway service which included hot filled rolls, hot pies, hot drinks and a range of freshly made sandwiches. This has proven to be extremely popular.

The property extends to around 130m² plus external parking for deliveries and customer collection. The building is maintained to a high standard meeting all the environmental health requirements for its current purpose. Within the property there is excellent capacity to create a commercial kitchen, restaurant, or café as well as customer facilities as there are generous service areas to the rear of the building.

The business operates with a husband and wife team, a full-time butcher and a part-time assistant. This level of operation could genuinely expand where new operators were willing to change the current trading model. The vendor will be pleased to offer a level of support for new owners to ensure that the business transfer is smooth and customers maintain the same level of service provision.



LOCATION

Fort Augustus is a historic and popular tourist destination enjoying a strong trading location in the Great Glen on the arterial A82, situated between Fort William and Inverness, on the shores of Loch Ness. Although the town only boasts a modest population of around 600 people it attracts a huge number of tourists annually and this busy tourist destination offers a wide range of activities. Popular attractions include trips on Loch Ness, or perhaps a trip to the nearby Urquhart Castle. This is an ideal base for touring or relaxing and for keen walkers and cyclists there are many routes around Fort Augustus, the most popular being the Great Glen Way which passes through the village.

Fort Augustus offers a good range of accommodation providers, restaurants and bars. There are also a high number of day trippers and tourers who frequent this location as part of their itinerary. In such an enviable setting, with good schools, shops, social and leisure facilities, the sale of MacDougall Butchers offers an excellent all-round lifestyle opportunity.

REASON FOR SALE

The current owner purchased the business in 2008 and it their desire to concentrate on other business interests in the area that brings this leasehold opportunity to the market.

PROPERTY

Of standard construction under a tiled roof, the property is located on the banks of the canal. Entry to the retail area is from the canal side and there are separate doors to the rear for ease of delivery. There is a spacious preparation area to the rear as well as a large walk in chiller, office and staff areas. Floors are fully tiled.

GROUNDS

The area around the building is set to tarmac parking.

OWNERS ACCOMMODATION

There is no owner's accommodation on the site.



SERVICES

The property benefits from mains electricity, water and drainage; there is no gas on site and all appliances are powered by electricity. The property utilises electric heaters.

THE LEASE

The current owners will be the landlords and are offering a 10-20 year fully repairing and insuring lease. Rent will be stepped to allow for the refurbishment of the property and establishment of the new business. Commencement at £24,000 increasing to £36,000 over a three year period with five yearly reviews. The full details of the lease will be made available to any seriously interested party.

PRICE

Offers around £10,000 are invited for the preparation of the lease, including the property and trade contents (according to inventory).



WEBSITE

The business does not trade with the benefit of a website.

EPC RATING

The EPC rating is 'tbc'.

RATEABLE VALUE

The business is eligible for 100% discount under the Small Business Bonus scheme for eligible applicants.

DIRECTIONS

See map Insert.

FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance to the hospitality trade. Paul Hart (Director Commercial Sales) 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.

VIEWING

All appointments must be made through the selling agents:

ASG Commercial Ltd

17 Kenneth Street

Inverness

IV3 5NR

T: 01463 714757 (5 lines)

E: info@asgcommercial.co.uk

W: 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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