



FALCONER
PROPERTY CONSULTANTS

FOR SALE

The Lounge, 1-3 West High Street,
Crieff, PH7 4AU

ESTABLISHED RESTAURANT

- HIGHLY PROFITABLE BUSINESS IN PRIME TOWN CENTRE LOCATION
- FULLY EQUIPPED LICENSED RESTAURANT
- 45 COVERS
- LEASEHOLD SALE
- 1,155 SQ FT
- OFFERS OVER £49,500 (LEASEHOLD INTEREST)
- GOOD LEVELS OF NEARBY PARKING



LOCATION

Crieff is a market town in Perth and Kinross, Scotland. It lies on the A85 road between Perth and Crianlarich and also lies on the A822 between Greenloaning and Aberfeldy.

Crieff is the main town of Strathearn lying on the southern edge of the Scottish Highlands. It has been a holiday resort since Victorian times and is the second largest town in Perthshire with a population of almost 6000.

The town spills from the Knock, the wooded hill above, down to the River Earn. James Square with its fountain marks the centre of the town. There are a number of tourist attractions such as Glenturret Distillery (Scotland's oldest) and hotels including the grand Victorian spa - the Crieff Hydro.

From a local context the property is on the northern side of West High Street between its junctions with Comrie Street and Academy Road. West High Street forms the main arterial road through Crieff and as such benefits from high levels of footfall and passing trade.



DESCRIPTION

The subjects form the ground floor of a traditional end terraced two storey property of brick construction. The property benefits from a large double bayed window frontage with timber glazed entrance door.

The restaurant provides seating area incorporating a mixture of traditional table and chairs and more relaxed seating providing 45 covers. The floor is of solid wooden construction whilst the walls are plastered and painted. The front serving area provides a bar with coffee machine, refrigeration and storage unit.

The kitchen area is fully equipped with stainless steel appliances, basins, extraction system and refrigeration. The floor is overlaid in a welded non slip vinyl covering.

There are separate male and female w.c's provided together with additional storage room.

VAT

VAT will be payable where applicable.

PLANNING

The subjects benefit from appropriate planning permission for their existing use as a restaurant. All queries in relation to planning permission and use class of the subjects should be addressed to Perth and Kinross Council Planning Department.

EPC

A copy of the EPC is available upon request.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

STIRLING 01786 234 000

PERTH 01738 230 200

MOBILE 07753 340 113

EMAIL sandy@falconerproperty.co.uk

www.falconerproperty.co.uk

Floor	Area(m ²)	Area (sq ft)
Ground (Café)	107.3	1,155
Total	107.3	1,155

The subject property has been measured in accordance with the RICS Property Measurement Professional Statement (First Edition, May 2015) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice on a gross internal area basis (GIA).



THE BUSINESS

The business has been operated by the same owner for approximately 10 years and trades as "The Lounge." The establishment forms a popular restaurant within Crieff Town Centre.

The business is for sale due to the current owners relocation. The business is currently performing very well but we believe that there is good scope to increase turnover and profit margins.

Currently, the business opens 5 days per week (Tuesday – Saturday) from 10am to 10pm.

The fit out is to a high and modern standard and is ready for immediate occupation.

The restaurant offers a menu that is well received with the local community. (Copy of menu provided in left image).

We are happy to discuss the accounting information with seriously interested parties.

RATING

The Rateable Value of the property is £11,300. Please contact the local rating office for further information.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

PROPOSAL

Offers over £49,500 are sought for the leasehold interest and will include all inventory, trade fixtures and fittings and goodwill. The passing rent is £18,000 p.a.

Heritable (freehold) interest available by separate negotiation.

Soups ... £5.00	
French onion soup with gratinated cheese croutons. Soup of the day with bread and butter £5	
Sides	Tapas/Starters
-Olives and whitebait £3.50 -Fries and steak £5.50 -Green rings £3.50 -Bread and olive oil £4.50 -Garlic bread £3.50	-Grilled halibut with basil pesto dip £5.00 -Eggs (fried) steamed with hollandaise £5.00 -New baked salmon with rosemary and black garlic £8.00 -Calfs and oyster king prawns £6.00 -Cod, brown, orange croquettes with red pepper mayonnaise £6.00
The platter to share (or not)	Salads
Cured meat platter £10.50 Smoked fish platter £11.50 Cheese board £9.50	small £6.50 Large £10.50 -Beetroot, goats cheese and walnut oil -Roasted salmon, avocado and poached egg -Eggs, chicken, tomato and balsamic
"Galette au sarrasin" with a side salad (Gluten free) ... £10.50 Buckwheat savoury crepes from Brittany Chicken, bacon, tomato and provolone cheese with a fried egg Smoked haddock, sprouts and gruyere cheese with a poached egg Pancetta Ham, ricotta cheese, aubergines with a fried egg Wild mushrooms, blue cheese with a poached egg £9	
MAIN	
Egg Benedict, poached egg, toasted bread and hollandaise sauce, salad and fries "House £9.50" "Smoked £9.50" "Smoked salmon £10.50" "Truffle £9.50" Black pudding £10.50 Beer battered fish and chips with peas and tartan sauce £11.00 Pie of the day, fries and salad £12.50 (see one of our numbers of staff) Catch of the day with pearl pasta, mushroom, linguine and tomato sauce £14.50 The lounge beef burger, smoked cheese, cheddar and red pepper mayo, fries and salad £12.50 Home made fish cakes, black pudding, poached egg and hollandaise, mixed salad £12.50 Spaghetti Marinara with sprouts, parmesan, chili and garlic prawns £14.50 (vegetarian option £10.50) Spiced chicken and sprouts burger with garlic mayonnaise, fries and salad £9.50 Grilled dry aged Scotch rib steak, cauliflower potato butter with fresh fries £21.50	



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