Callander Meadow B&B

24 Main Street, Callander, FK17 8BB

Offers Over £75,000 Leasehold

ccl
PROPERTY

Callander Meadows B&B

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CCL Property are delighted to bring to market Callander Meadows, a stunning restaurant with rooms located in the heart of Callander, a bustling market town and popular tourist destination. This is a well-established business with a high annual turnover and the opportunity for new owners to expand the business. An early viewing is highly recommended to truly appreciate the quality of facilities that is on offer. This is a Leasehold sale of the business.

Callander Meadows, located in Callander is a popular tourist location occupying the eastern entrance of the Trossachs and Loch Lomond National Park on the Heart 200 tourist route. The A84 which leads through the town and in front of the business is one of the most important cross-country tourist routes leading from central Scotland to the Highlands. Callander is also a popular tourist base for those exploring the Highlands as well as a favoured weekend destination. Frequently referred to as a gateway to the Highlands, Callander retains a simple link to the central belt of Scotland being located approximately 14 miles from Stirling and offering easy access to Glasgow and Edinburgh city centres.

The town has a tourist feel, especially in high season which extends from Easter to October, with the streets bustling with day-trippers, holidaymakers and those passing through the town attracted by retail amenities as well as the countless walks in the area. Located 3 miles from Bracklinn Falls Bridge and 4 miles from Loch Rusky, Callander is also a central location for exploring further afield including Loch Katrine and Loch Lomond, with a choice of fourteen Munros located within an hour's drive and both the Highland towns of Fort William and Oban within a 90-minute drive from Callander.

LONDON

The Business

Callander Meadows has been run by the current owners for over 18 years and in that time have built up an excellent reputation for quality British food cooked from seasonally available locally sourced produce. It is an exceptionally popular retreat for both locals and visitors to the area. The current owners have had extensive careers in the hotel and hospitality sector working in numerous 5 Star establishments. They are assisted by part time staff on an ad hoc basis as and when required.

There are 2 dining rooms which in total can cater for 46 covers. As a result of the Covid 19 Pandemic the current owners have successfully applied for planning permission to erect a permanent shelter in the beer garden; allowing customers to eat and drink outdoors. The premises licence has also been amended to benefit from the current situation and change in eating and drinking habits. At this time Callander Meadows will benefit from having one of the only beer gardens in the town.

Under normal circumstances the business operates as both a restaurant, open to residents and non-residents and a bed and breakfast. There are 4 en-suite letting rooms with prices starting from £65 to £95 per night based on a minimum of a 2-night stay.

This is an easily managed and well-run business that enjoys much repeat custom. The establishment maintains a consistent trade with a strong turnover while the property is in immaculate condition throughout, new owners will be able to commence immediate trading and benefit from a healthy income and strong demand for holiday accommodation.

This property is held on the Scottish equivalent of a Leasehold. Freehold purchase may be available by separate negotiation.

Offers over £75,000

Annual Rent of £24,000 p.a

The Property

Dating back to the early 19th Century Callander Meadows is a beautiful semi-detached Georgian property that has many beautiful and original features including ornate cornicing, ceiling roses and stained glass. It is a grand and eloquent property.

The property is accessed from the main street in Callander where guests enter via the front door in the main reception and public areas. To the left is the smaller and more intimate dining room with original features and wood burning stove; it can cater for 18 covers but is currently set up as a lounge. On the opposite side of the hall in the main dining room, with 26 covers. At the rear of the dining room is the bar.

The large fully equipped commercial kitchen is also located at the rear of the property. There is a separate preparation area along with a walk-in fridge. The rear garden can be easily accessed allowing for the new beer garden and seating area to be easily serviced. Also from the rear garden, the dedicated wine cellar can be externally accessed, the same footprint as the preparation area above, which could also be used a great additional storage space.

A stair leads to the first floor. At the half landing there is an office and ladies toilet. The four letting rooms, all accessed from a central landing, are double rooms with en-suite bathroom. Each room is individually and stylishly decorated. Two room have front elevations and 2 room overlook the south facing garden and River Teith.

The owner's accommodation is located on the upper floor. There are 3 good sized double bedrooms, a large family bathroom and spacious lounge.

External

A driveway at the side of the property allows access to the car park and garden. There is parking for approximately 5 cars at present. The garden is mainly laid to lawn with a number of borders and mature shrubs. There is access to the river path and the popular Callander Meadows walk. The new seating area and shelter will prove very popular and given that lack of alternative outdoor eating areas Callander Meadows will cement itself further as a destination location in its own right. There is a public car park close by providing ample parking.

Situation

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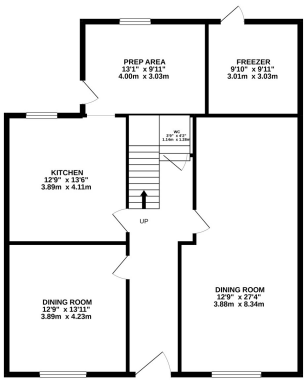
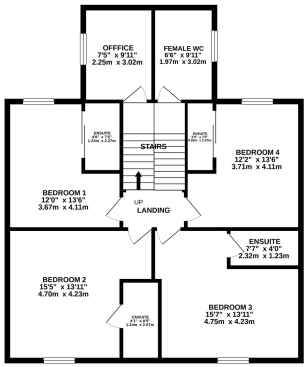
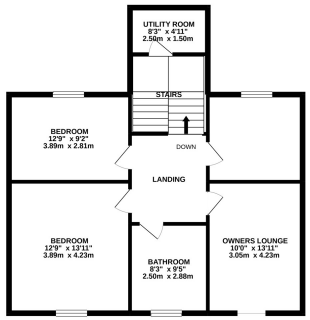
GROUND FLOOR
1076 sq.ft. (100.0 sq.m.) approx.



1ST FLOOR
986 sq.ft. (91.6 sq.m.) approx.



2ND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 2853 sq.ft. (265.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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