



Thistle Stop Tea Room, Aberchalder, Invergarry, Highland, PH35 4HN

- Freehold
- £450,000
- Successful Cafe and Gift Shop
- 2 Bedroom Owner's House
- Opportunity to purchase Bespoke Cabin for additional £100,000
- 3 Business Opportunities in 1
- Prime trading position on busy A82
- Highly Profitable
- Excellent Reputation
- Substantial car park

Summary

CCL are delighted to bring to market the Jaggy Thistle Food Stop, a thriving business in one of the most stunning areas of Scotland, nestled in the Great Glen between Fort Augustus and Invergarry. This is a genuine lifestyle business with Owners' accommodation on site, that could be operated in any number of ways or expanded to suit the requirements of new owners. In addition to the main business there is also a Bespoke Holiday Cabin that has become an incredibly popular self-catering lodge which can be included in the sale for an additional £100,000. There is potential to expand the self-catering offering.

Situation

The Jaggy Thistle Food stop is a short distance to the south of Fort Augustus, where Loch Ness meets the Caledonian Canal & is home to the iconic Loch Staircase. Fort Augustus is a bustling tourist destination with a great choice of bars, restaurants & cafes. The village also has a primary & secondary school along with a range of public amenities. It is a charming village with fewer amenities however it is the gateway for those travelling between Inverness, Fort William and Skye. Inverness is approximately 40 miles to the North at the top end of Loch Ness. It is commonly regarded as both the commercial and tourist capital of the Highlands and provides a great range of amenities, shopping facilities and leisure services for tourists and locals alike. Attractions on offer include the Whisky Trail, Loch Ness & many historical points of interest. The most enticing feature for the global tourism trade is the exceptional scenery on offer in the surrounding area - from sandy beaches to striking mountains & lochs.





The Business

The Jaggy Thistle Food Stop is a wonderful lifestyle opportunity that is currently run by the owners to suit their lifestyle requirements and is only open 4 days a week. The Jaggy Thistle Food Stop has several different income streams. First and foremost, it operates as a café serving wholesome food and refreshing beverages throughout the day. There is a tremendous amount of passing trade and visitors are welcomed in direct from the main A82 with their very well sign posted entrance. There are 24 covers within the main café area. The veranda overlooking the Great Glen has an additional 18-22 covers. The Jaggy Thistle benefits from being surrounded by some of the most outstanding scenery.

In addition to the café the Jaggy Thistle also operates as a gift shop selling a variety of locally sourced artwork and gift products. There is a wide selection of items for sale and the retail value of the stock normally sits in the region of £40,000.

Adjacent to the property is the Coorie Doon Cabin, a truly wonderful bespoke built, fully serviced cabin that has exceptional garden views and offers guests a gorgeous place to relax in pure peace and tranquillity. It has been built to the highest of standards. The cabin has fantastic online reviews and has exceptionally high occupancy levels. There is the opportunity to include this in the sale for an additional £100,000.

Each income stream is run as its own individual business.

Full trading figures will be made available after a formal viewing has taken place.



Property

Steps from the main car park provide access to the veranda and in turn the main café and gift shop area. The property has been refurbished to a very high standard by the current owners and is offered for sale in true walk-in condition. The main café seating area is situated at one end of the retail premises. There are a variety of free-standing tables and chairs for customers and the surrounding walls are adorned with a variety of gifts and goods for sale. At the opposite end of the room is the main retail area and servery. There are a variety of display cabinets and shelving, a drinks cabinet and food display cabinet. The public area also contains 2 WCs. There is a well-equipped commercial kitchen.

The owner's home can be accessed from a service area off the kitchen. This again has been tastefully refurbished to a high standard. There is a modern private kitchen with open plan access to the dining and lounge area. The living areas are light, spacious, and designed to take full advantage of the natural beauty that surrounds the Jaggy Thistle.

A stair leads to the first floor where there are 2 bedrooms and a bathroom and ample storage.

The beautiful holiday cabin has its own private access from the car park. It has a bathroom, kitchen and lounge area and double bed. Doors open on to the terrace. There is opportunity to include this in the sale for an additional £100,000.

This property has access to mains electricity, drainage is by way of a septic tank.



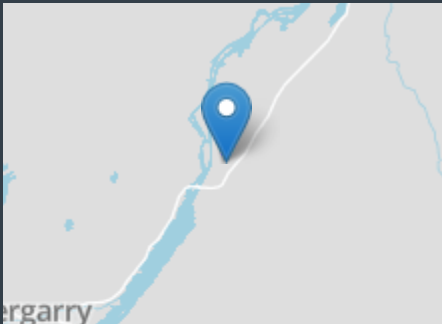
External

The Jaggy thistle sits on a substantial plot with a large carpark to the front and stunning views over the Great Glen, there is a shared drive at the side of the property that provides access to the rear of the property and private owners area. At the southern side of the property in a private enclosed area is the self-catering log cabin.

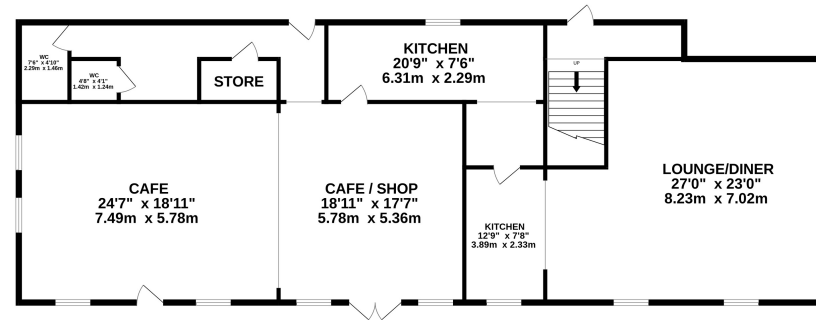




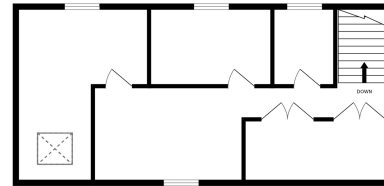




GROUND FLOOR
1986 sq.ft. (184.5 sq.m.) approx.



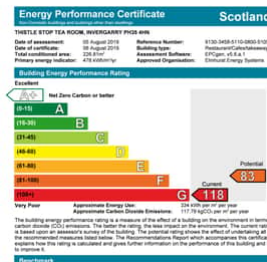
1ST FLOOR
599 sq.ft. (55.7 sq.m.) approx.



JAGGY THISTLE, ABERCHALDER, INVERGARRY PH35 4HN

TOTAL FLOOR AREA : 2585 sq.ft. (240.2 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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