

CCL



The Old Fire Station Tea Room | Main Street | Tomintoul | Moray | AB37 9EX

[www.cclproperty.com](http://www.cclproperty.com)

# The Old Fire Station Tea Room, Main Street, Tomintoul, Moray, AB37 9EX

- Substantial Cafe and Tea Room
- Immaculately maintained
- Large commercial kitchen
- Turnkey opportunity
- Superb tourist destination
- Ideal family business
- Opportunity for expansion
- Offers Over £300,000
- 50 Covers internally and 70 covers externally

## Summary

CCL Property are delighted to bring to market The Old Fire Station Tea Room in the heart of the extremely popular tourist destination of Tomintoul. This is a wonderful to acquire a true turnkey business in a breathtaking location in the Scottish Highlands.

## Situation

Nestled amidst the breathtaking landscapes of the Scottish Highlands, Tomintoul and its surrounding areas offer a captivating blend of natural beauty, rich history, and idyllic charm, making it an exceptional destination for those seeking a distinctive lifestyle. The village itself, with its traditional stone architecture and welcoming atmosphere, exudes a timeless appeal. Surrounded by rolling hills, lush greenery, and the tranquility of the River Avon, Tomintoul provides a serene escape for residents and visitors alike. Beyond the village borders, the Cairngorms National Park unfolds, offering a playground for outdoor enthusiasts with its hiking trails, wildlife spotting, and winter sports. The area's distilleries contribute to its cultural richness, and the vibrant local community hosts events that celebrate the region's heritage. Whether one seeks a peaceful retreat or an adventure-filled haven, Tomintoul and its surroundings beckon with a unique blend of Scottish allure and modern comfort.

The village is approximately 55 miles southeast of Inverness, providing easy access to the city's amenities and international airport. Aberdeen is around 75 miles to the northeast. Both Airports offers domestic and international flights, connecting Tomintoul to various UK cities and global destinations. The A9 and A96 main trunk roads are close by and the main rail line station at





## The Business

Nestled in the heart of Tomintoul, this charming tea room presents a delightful opportunity for those with a passion for hospitality. Boasting a warm and inviting ambiance, the tea room caters to a diverse clientele, serving a delectable array of refreshments, from piping hot beverages to light snacks, hearty lunches, and a tempting selection of cakes and scones. Operating under the attentive care of the owner and three dedicated part-time staff members, the tea room welcomes patrons from 10 in the morning until 3 in the afternoon, exclusively from April to the end of September.

With approximately 50 covers indoors, guests can also savour their treats in the inviting outdoor seating area (approx. 70 covers) or indulge in delightful ice cream offerings from the adjacent cabin. The business holds tremendous untapped potential for expansion, with the prospect of extending operating months, introducing evening meals, and obtaining an alcohol license, promising significant growth and increased profitability. This establishment, with its charming setting and promising prospects, is a unique gem ready for a new owner to further elevate its offerings and capitalize on the thriving hospitality market.



## Property

Formerly the fire station of Tomintoul, this historic property has been meticulously restored from ruin to create an exquisite tearoom, boasting a fusion of elegance and excellent features. Accessed from the main street and a public car park with an outdoor seating area at the rear, customers enter the spacious main restaurant, which stretches the length of the building, adorned with exposed stone walls and a charming wooden-clad ceiling. A focal point is the large wood-burning stove at one gable-end, adding warmth to the atmosphere.

Currently configured for approximately 40 covers, the restaurant offers a cosy yet stylish setting. The well-equipped commercial kitchen, maintained to impeccable standards, is separated from the seating area by a service counter, with a storage area located at the rear. A corridor leads to the customer toilets, and there is approved planning for a storeroom and office, demonstrating potential for further expansion, although the foundations have been laid, the current owners opted against progression due to a change in circumstances.



## External

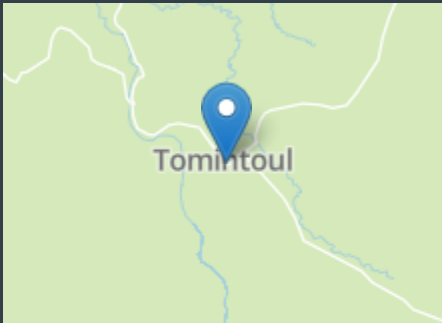
The Old Fire Station enjoys a prime location on Tomintoul's Main Street, just a brief stroll from the expansive village square. Positioned at the back of the property is Tomintoul's primary large car park, a bustling hub particularly crowded with tourists during the summer months.

Accessible directly from both the car park and the main restaurant area, the café's seating areas offer convenience to visitors. Presently, there are six spacious outdoor tables for patrons to relish. Adjacent to the car park, a purpose-built ice cream cabin enhances the establishment's offerings. Additionally, there is a stretch of land on the property's side presently utilised for storage and earmarked for extension, with planning permission already granted.









#### Price

Offers Over £300,000.

#### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

#### Tenure

This property is held on the Scottish equivalent of a Freehold

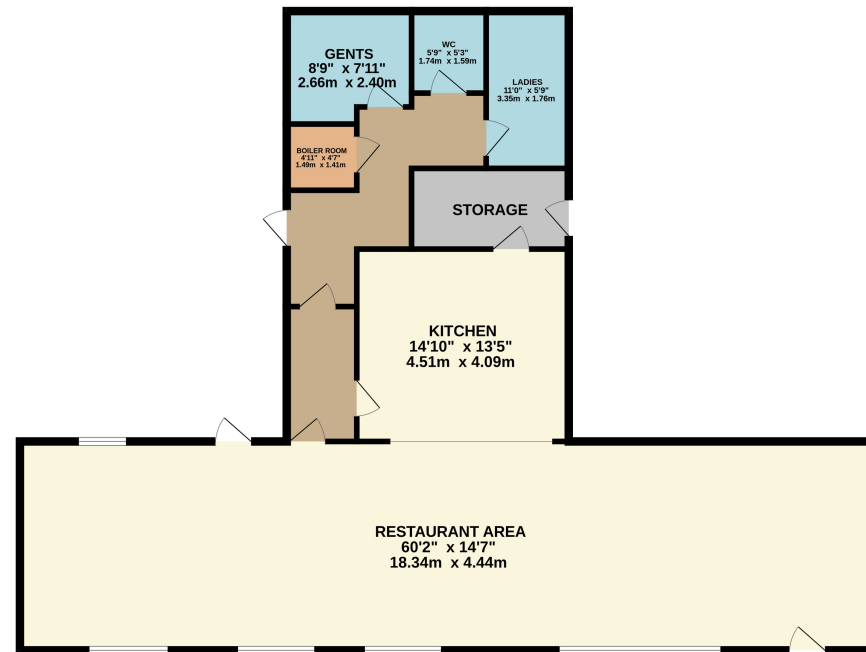
#### Trading Figures

Trading figures will be provided after a formal viewing has taken place.

#### Services

This property has access to mains electricity, water, and drainage. The building benefits from underfloor heating throughout, run by an oil boiler. The property benefits from 440 volt electricity.

GROUND FLOOR  
1469 sq.ft. (136.4 sq.m.) approx.

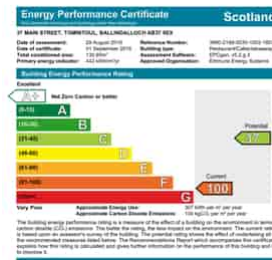


THE OLD FIRE STATION TEA ROOM, 37 MAIN STREET, TOMINTOUL, AB37 9EX

TOTAL FLOOR AREA: 1469 sq.ft. (136.4 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.

Made with Metropix 15/2023



All appointments to view this or any of our other properties must be made through the vendors sole agents:

CCL Property

62 High Street, Elgin, Moray, IV30 1BU

T: 01343 610520

[www.cclproperty.com](http://www.cclproperty.com)



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.