The Weavers Woodend

Tongue, Lairg, IV27 4XW

OIRO £375,000

ccl
PROPERTY

Woodend

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CCL Property are delighted to bring to market The Weavers, a wonderful Visit Scotland 4 star café and shop close to proposed new UK Space Port and right on the NC500. Located close to the charming village of Tongue on the north coast of Sutherland and with dramatic elevated views across the bay The Weavers is a wonderful business opportunity on the busy North Coast 500 route with excellent trading figures. Included in the sale is a bustling craft shop and café and a 2 letting room bed and breakfast. New owners will be able to commence immediate trading and take advantage of the potential to expand the business, in particular with the new space port that is opening just a short distance away which is expected to attract many more people to the area every year. The Weavers is presented in immaculate condition throughout and early viewing is highly recommended to fully appreciate the stunning location and business prospects.

The Business

The Weavers is an exceptional example of a true turnkey lifestyle business opportunity. Presented in immaculate condition throughout it has a great reputation and has been awarded 4 stars by Visit Scotland. Weavers benefits from a number of different income streams. Unusually for a property of this size it has a very large carpark from the main road that can cater for coaches. The NC 500 has dramatically increased visitors over the last 2 years and during the season the car park can be full of cars, busses and motor cyclists.

The café offers a variety of refreshments including snacks and light meals. The café is located in a modern wooden extension with ample rustic charm. There are a variety of free standing table and chairs and room for 19 covers. There is a large area of decking that has a number of additional table and can cater for a further 26 covers. There is a compact but well equipped commercial kitchen. The vast majority of food is home-made with local produce used where possible.

The shop sells a good range of crafts and gifts, much of which is sourced from local artists and producers. The sale of goods has increased significantly with the introduction of the NC 500 and Weavers now sells a considerable range of NC 500 merchandise.

For a number of years the owners have operated a small B & B from the property. Due to the increase in business in the shop and café the have elected to cease trading this aspect to suit their own needs. However, there is a demand for accommodation and new owners could easily reinstate the letting rooms if required. The 2 ensuite rooms (1 twin and 1 double) generated circa £12,000 p.a. previously. Room rates varied from £40 per night for a single room and £65 per night for a family. This is below the area average and could be increased.

It has recently been announced that there will be a new spaceport built only a stones throw away from this business which could prove extremely beneficial to any owner due to the increased level of visitors to the area that this is expected to bring.

Subject to the necessary planning consents it would be possible to extend the cafe side of the business and plans have already been drawn up for this.

The Property

Retail Area

The main retail area of the gift shop is of stone construction and is accessed via the disabled access from door. It is laid out in an attractive manor with a variety of wooden display cabinets, shelving and benches. To the side is the counter, a cold drinks fridge and ice cream freezer.

Accessed from via the gift shop and from its own private entrance to the rear of the property is the cafe area. An extension to the original building the café is tastefully decorated and features timber lined walls outside and decorative timber beaming internally. The café is laid with tables and chairs and enjoys beautiful views from the windowed wall with patio doors that open to the outdoor decking area with additional seating for those warmer summer months. The café has a fully equipped food preparation area with serving counter and till area.

Toilets for customers are located via the decking to the rear of the property.

Accommodation

An external door at the front of the property leads into the main hallway of the residential accommodation, from here there is a lockable door to the shop, access to the ground floor accommodation and a staircase to the upper level. Under stairs storage cupboard.

Lounge (5.0m x 3.6m):

To the right of the hallway is the bright lounge with patio doors opening to the private rear garden. The lounge is carpeted and decorated in neutral tones. Door to kitchen.

Kitchen (5.0m x 3.1m):

Dining kitchen fitted with a range of cream Shaker style wall and base units with contrasting marble effect work tops providing ample storage and work space. Cooker with oven, grill and hob, built in fridge/freezer along with overhead extractor hood. The other side of the room is used as the dining area with space for large family dining table and chairs. The room boasts an impressive wood burning stove sitting on a stone hearth with stone surround and a wooden mantle above. Wooden flooring, walls decorated in neutral tones with decorative splashbacks surrounding the counter area.

Utility Room (4.0m x 3.8m):

From the kitchen is the good-sized utility room which houses the boiler and hot water tank. Access to owners' bathroom. Stairs from the utility lead up to the space which is currently used as the owners'

bedroom.
Owner's Bathroom:
Fitted with a 3-piece white suite comprising bath with overhead shower and shower screen, WC and wash hand basin. Tiled walls around bathing area.
Owner's Bedroom:
Double bedroom decorated in neutral tones and carpeted. Ample space for bedroom furniture.
Upper Level:
From the main hallway of the property the staircase leads up to the first floor where two en-suite bedrooms are located. At present, these two bedrooms are not rented out but could provide additional income if new owners so desired. Both rooms are good sizes and decorated in neutral tones. The en-suites are fitted with three-piece suites comprising baths with overhead showers and shower screens, WC and wash hand basins.

External

The business car park is situated to the front of the property and easily accessed from the A836. At the rear of the property are 2 areas of garden. One is a public area that is accessed from the café. There is a large area of decking which overlooks the garden which is mainly laid to grass, with the addition of a large fenced off gravelled area and offers some stunning panoramic views and additional outside seating. The owner's accommodation provides access to a courtyard patio and fenced garden.

Situation

The Weavers occupies a fantastic position near the charming village of Tongue and enjoys expansive sea views towards the Pentland Firth. The property lies just of the A836 which forms part of the North Coast 500 route, Scotland's answer to Route 66. Showcasing the North Highlands stunning scenery, the route is considered one of the top coastal routes in the world which stretches for more than 500 miles features roads in the Black Isle, Caithness, Sutherland and Wester Ross. Since its launch in 2015, this lucrative tourism product has boosted tourism and economic growth across the region with accommodation providers and visitor attractions reporting a substantial increase in trade. Popular activities nearby include fishing on the nearby rivers, game stalking, cycling, walking and surfing whilst popular destinations include Durness, Cape Wrath, John O'Groats and Orkney. The friendly villages of Tongue and Bettyhill provide day to day amenities including a primary school, village shop and post office. Thurso lies approximately 43 miles to the East and offers a greater range of amenities being Scotland's northernmost town. The town benefits from a mainline railway station whilst airport facilities can be found at Wick. Inverness, the capital of highlands can be access in 2 ½ hours allowing onward journeys south.

Services

Oil fired central heating, mains electricity, water and drainage.

Tenure

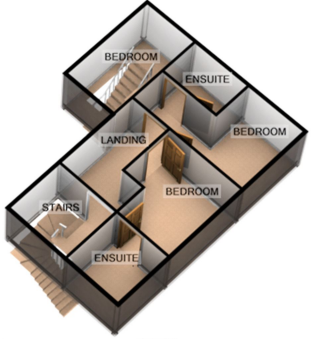
The property is held on the Scottish equivalent of a freehold.

Trading Figures

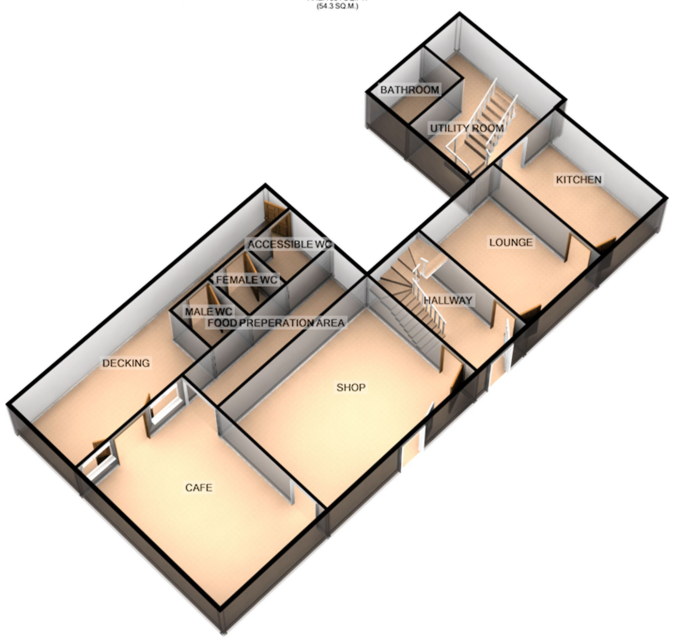
Full accounting information will be made available after a formal viewing has taken place. However, the business does trade above the VAT threshold with a GP margin circa 48%.

Summary

The sale of The Weavers offers prospective purchasers the chance to acquire a substantial property with a timeless Highland charm sitting in a superb elevated location with stunning panoramic views. The diverse nature of the business ensures a variety of income streams and fantastic net profit.



1ST FLOOR
APPROX. FLOOR
AREA 584 SQ.FT.
(54.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1935 SQ.FT.
(179.7 SQ.M.)

WEAVERS CRAFTS, WOODEND, TONGUE, LAIRG.
TOTAL APPROX. FLOOR AREA 2519 SQ.FT. (234.0 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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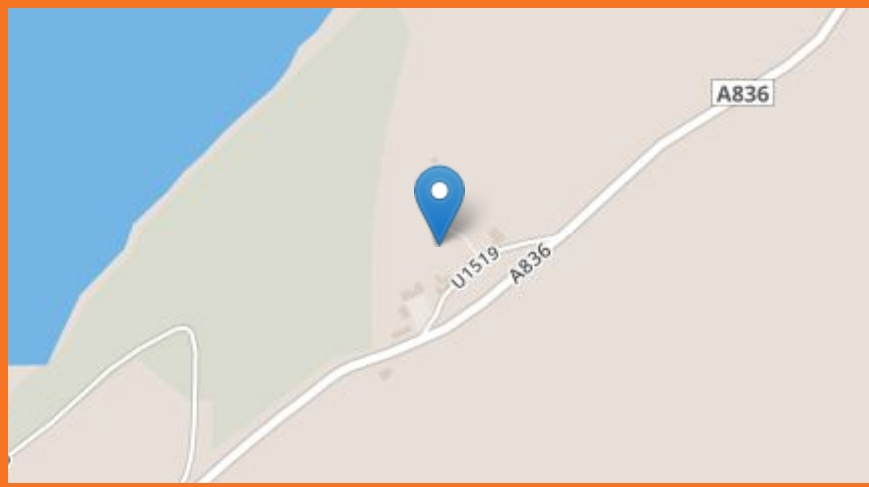

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