



Castle Stalker View Café & Gift Shop
Appin, Portnacroish, PA38 4BL

Offers Over £250,000

ccl
PROPERTY



Castle Stalker View Café & Gift Shop

Appin, PA38 4BL

CCL Property are delighted to bring to market Castle Stalker View Café & Gift Shop, a booming café premises and gift shop situated in a stunning location overlooking Castle Stalker, a Scottish landmark in Appin, Argyll. 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 are on offer. This is a Leasehold sale of the business.

At the north end of Appin you will find one of Scotland's most romantic ruined castles, the much-photographed Castle Stalker which occupies a tiny rock island to the north of the village. Castle Stalker is the ancient seat of the Stewarts which can be visited. Alternatively, you can enjoy the views from near Appin and from the Castle Stalker View Café and Gift shop. Appin sits on the A828 which is the primary route along the western coast of Scotland. It is 18 miles from the town of Oban. The town enjoys good transport links to the central belt of Scotland by road and rail and the airport at North Connel serves private and light charter aircraft.





The Business

Castle Stalker View Café & Gift Shop is a simply managed and well run business. Owner operated, with the assistance of a full-time manager who is responsible for the day-to-day running of the café & kitchen. The business employs around 5 full-time members of staff plus additional seasonal/part-time employees during any one season, while the shop employs 3 part time sales assistants.

The restaurant currently trades seven days per week, between the hours of 9:30am – 5pm, from mid-February to the end of October. During the months of November and December, the business operates at reduced hours, opening four days per week, Thursday – Sunday from 10am – 4pm. It is usual practice for the business to close for several weeks in January and February to allow for staff holidays. This could however be changed to maximise income potential.

The café focuses on homemade fayre and the best of Scottish produce which is very well rated by both locals and tourists. With this great reputation, it provides the business with a steady trade with a strong income. All equipment, fixtures and fittings pertaining to the business are included in the sale. The thriving gift shop aims at showcasing something that's a little bit different, from Harris tweed bags to indivual hand-made silver and gold jewellery, Isle of Skye candles and luxury toiletries.

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

This property is held on the Scottish equivalent of a Leasehold.

Offers over £250,000.

The Property

The property is accessed from the carpark with a double door entrance into the gift shop, a variety of retail displays selling a number of locally produced goods. There is also a small extension on the shop, which was added in 2014, providing additional retail space and storage. A central corridor provides access to the dining room, a charming octagonal shaped dining area with the most stunning panoramic views over Castle Stalker. The domed ceiling is fully exposed displaying some beautiful woodwork.

Adjacent to the dining area is a fully equipped commercial kitchen, fitted out with stainless steel tables/sink units and shelving. There are currently five

fridges, including a large double door commercial grade fridge, two sliding glass door fridges, and two single door tall fridges. There are four ovens: an induction oven; a Convotherm combi-steam oven; a baking oven and a Merrychef high speed oven for service. There are also three chest freezers and an upright freezer.

At the front of house there is a brand-new curved glass refrigerated display fridge, which was purchased in July 2020. Also, there is a two-group coffee machine which has had annual servicing since the café opened.

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

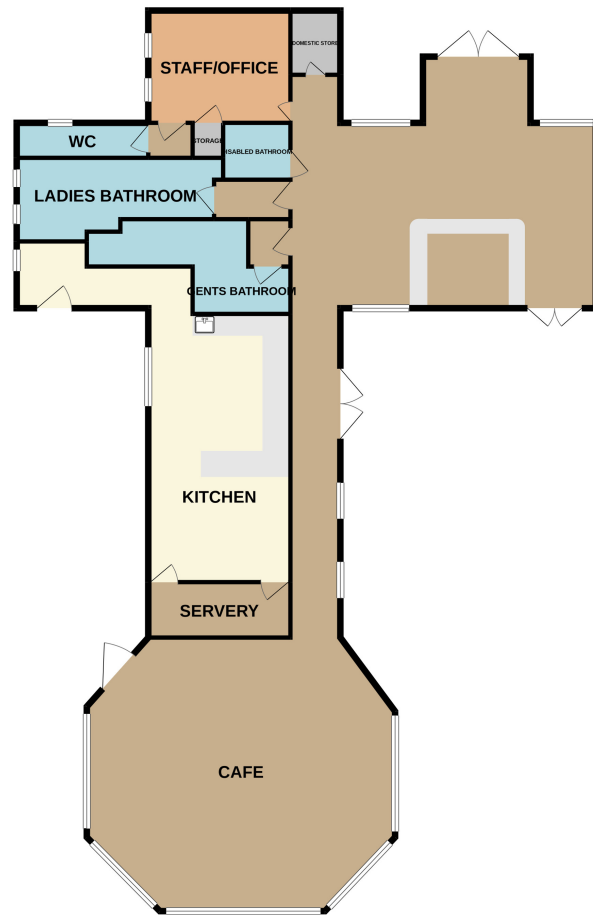
External

The building is located on one of Scotland's most beautiful spots. Wonderful views of Castle Stalker, Loch Linnhe and the Islands of Mull and Lismore can be enjoyed from the warms of the impressive panoramic view café. With ample customer car parking to the side of the building, there is also wooden bench tables to relax on and enjoy the picturesque views and the delights from the café. There is currently a static caravan on site which is used for staff accommodation.

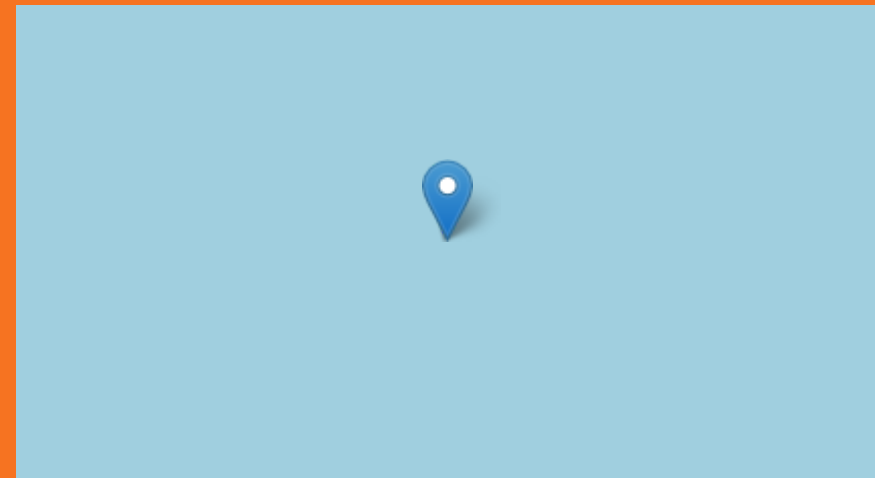
Situation

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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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