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CCL Property is delighted to bring to market a vacant coffee shop and bistro in the heart of the beautiful and historic coastal village and harbour of Portsoy. The sale includes a 20-cover café/restaurant with servery and kitchen on the ground floor that is accessed from the busy South High Street. Above the café is a one-bedroom traditional cottage-style apartment. The property occupies an excellent location, benefiting from an exceptionally high volume of passing trade. This is a great opportunity for new owners to establish a thriving business. An early viewing is highly recommended to truly appreciate what this business has to offer.

- 20-cover café premises
- Private garden
- Traditional property
- Offers Over €175,000
- One-bedroom apartment
- Excellent location
- Freehold



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T: 01343 610520

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2-4 South High Street | Portsoy | Banff | Aberdeenshire | AB45 2NT

Offers Over £175,000

Situation

Located in the quiet charming port of Portsoy, this property occupies a prime spot close to the village centre and beautiful and historic harbour.

Portsoy is a popular seaside holiday destination due to its scenic coastline, walking trails, and proximity to neighbouring golf courses. With a number of holiday lets and accommodation, a collection of local amenities, services, cafes, and attractive small shops, both locals and tourists alike are well-served. There is ample on-street parking in front of the building and in the vicinity, and all amenities are within walking distance.

A designated Conservation Area, Portsoy's 17th-century harbour is a popular tourist attraction used by small pleasure craft and inshore fishermen with their creel boats. The annual Scottish Traditional Boat Festival, which celebrates maritime and cultural heritage and associated traditional crafts, is a popular event attracting great numbers of visitors to the area.

The village sits between Cullen and Banff on the A98, providing easy access to Aberdeen, Elgin, and Inverness.

The Business

The property has previously operated as a very successful Coffee Shop and Bistro for many years. Portsoy is a bustling village with a great range of independent shops and hospitality venues which are well-supported by locals throughout the year and with the town bustling with tourists during the warmer months.

This sale is a great opportunity to acquire a wonderful property, a true blank canvas where new owners can create a wonderful new lifestyle business.

Property

The café is accessed from South High Street where the main door opens into the dining area. This is furnished with a number of free-standing tables and chairs. In total, there is room for 20 covers. The room is light and airy with several windows allowing the light to flow in. At the rear of the dining room is the servery which, in turn, opens to the kitchen. A rear hall from the dining room provides access to the public toilets and a store/prep area.

A path at the side of the property provides access to the apartment which is located above the café. From the front door, a stair leads to a small landing where it splits. To the left, it leads to a modern newly installed bathroom and a modern kitchen. The right-hand side leads to the large living room which, in turn, opens to the bedroom. Both rooms have windows that overlook the historic village towards the Moray Firth.

External

A side path leads from the High Street past the front door to the apartment and on to the garden. Steps lead down to the private garden area. This enclosed garden is well-sheltered and benefits from some excellent views. There is a stone shed at the foot of the garden.



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62 High Street, Elgin, Moray, IV30 1BU

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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 the 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.