



## Little's Restaurant, 1 Riverside Road, Blairgowrie, PH10 7GA

- Stunning church conversion to Restaurant
- 70 cover Restaurant
- Bar area (20 covers)
- Commercial Kitchen
- Ladies, Gents and Disabled WCs
- Stores
- Well established restaurant with growing turnover and healthy profits



## SITUATION

The subjects are located within the centre of Blairgowrie. A very affluent and popular town located in the central belt of Scotland. The town is now the focus of Perthshire's soft fruit growing industry. The Wellmeadow in the centre of town hosts regular markets and outdoor entertainment.

The area is also known as the gateway to the Highlands, with this being the main road to Glenshee. Glenshee now caters for year-round sports including skiing, golfing, mountain biking, abseiling, hand gliding and paragliding.

Furthermore, the village of Meikleour nearby, boasts the Meikleour beach hedge, which was planted in 1746 and is officially recognised as the tallest hedge in the world. The area is therefore well recognised as being a tourist region, popular for walkers and other visitors staying in the area. The town has a population estimated at some 9,000 people (2018), of which 85.6% are over the age of 16. Indeed, we can go further to say, 6,200 are over the age of 30.

We understand Edinburgh is approximately 40 miles away and Perth 16 miles. Dundee is some 19 miles to the south.

The location of the property is shown on the appended plan.

## THE PROPERTY

Little's Restaurant is a former church constructed in red sandstone with accommodation over one principle floor, under a multi-pitched roof with church spire (former bell-tower). The property was stunningly restored and converted to restaurant use some 5 years ago by the vendor. This included maintaining and restoring the stain glass window to the gable end of the property.

Internally the subjects are exceptionally well presented providing a double height main dining area for around 70 covers. There are split levels breaking up the dining area. The commercial kitchen is of an excellent size and has been well considered and laid out, having been designed by the vendor, who is a chef to trade.

The snug bar provides a cosy and warm ambient area for pre and post meal drinks with the benefit of a wood burning stove.

## ACCOMMODATION SUMMARY

- Main Dining Area (70 covers)
- Snug Bar (20 covers)
- Commercial Kitchen
- Ladies, Gents and Disabled WCs
- Stores

## MEASUREMENTS

We estimate the subjects extend to a gross internal area of 345 sq m (3,713 sq ft).

## TRADE

The business is that of a town centre fish restaurant which has an excellent reputation within the local and surrounding area. The business trades 6 days a week, offering lunch and evening meals with split service Tuesday through to Saturday and full service from 12pm-8pm on a Sunday. The main menu is well priced for a high-quality food offering such as this, with starters around £7-£9 and main courses from £17-£28. Desserts range from around £7-£9.

TripAdvisor rates it at 4.5 from some 700 reviews and it is rated as the No 1 Restaurant in Blairgowrie. We also note that some 88.9% of all reviews are either "Excellent" or "Very good". This is a few percentage points higher than average, in our opinion.

Accounts for the business show an annual turnover of some £560,000, producing a very healthy six figure profit margin.

Accounts for the business will be shown to seriously interested parties following a formal viewing of the property.

## STAFF

We understand that there are 12 members of staff. TUPE will be in effect.

## LICENCE

The premises benefit from a Premises Licence under the Licensing (Scotland) Act 2005.

## SERVICES

Mains drainage, gas, electricity and water are all connected to the property. The property also has the benefit of CCTV system.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The Energy rating is G

## RATES

We are advised that the rateable value is £33,000 (April 2018)

## TENURE

Heritable interest.

## PRICE

Offers over £595,000 are sought for the heritable property, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade will be purchased at an additional price at valuation on the date of entry.

## LISTED STATUS

The property is a Listed Building Category B.

## FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.



## VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

## OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald  
233 St Vincent Street, Glasgow, G2 5QY  
Email — LT@g-s.co.uk

## To arrange a viewing contact:



**Peter Seymour**

Head of Licensed Trade & Leisure  
peter.seymour@g-s.co.uk  
0141 332 1194



**Brogan Grier**

Licensed Trade & Leisure Agency  
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## IMPORTANT NOTICE

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