

CCL



2 The Olive Garden | Railway Pier | Oban | Argyll and Bute | PA34 4LW

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2 The Olive Garden, Railway Pier, Oban, Argyll and Bute, PA34 4LW

- Take Away Licence Granted
- Mediterranean Restaurant
- 80 Plus Covers
- Outside Decking Area – Additional 30 Covers
- Prominent Location
- Fully Licensed
- Well-Equipped Commercial Kitchen
- Excellent Reputation
- High Annual Turnover
- Leasehold

Summary

CCL Property are delighted to bring to market The Olive Garden, a unique 80 cover licensed Mediterranean Restaurant with Takeaway situated on the railway pier in Oban. The property occupies a prominent trading location a short distance from the ferry terminal, railway station and centre of Oban benefitting greatly from a high volume of passing trade. This is a well-established business that caters to both local trade and the vast number of tourists that visit the ever-popular town of Oban. An early viewing is highly recommended to truly appreciate the quality of facilities that is on offer. This is a leasehold sale of the business.

Situation

The Olive Garden is situated in one of the most picturesque locations on the west coast of Scotland. Located on the Railway Pier and in a prominent position a short walk from both the ferry terminals the railways station and town centre where visitors can enjoy stunning sea views over Oban Bay and the islands beyond.

Oban is a small traditional coastal town that boasts an extensive tourist trade and hospitality sector and is a great base to explore the surrounding area and the neighbouring islands of the Inner Hebrides, with stunning scenery, boat trips, walks, wildlife-watching, castles, gardens, and numerous outdoor activities all within easy reach. The town is also an important ferry port, acting as the hub for Caledonian MacBraynes Ferries to many of the islands of the Inner and Outer Hebrides.

The town is located at the western end of the A85 and is extremely well serviced with good road, rail and ferry networks providing





The Business

The Olive Garden is an easily managed and well run business that offers quality Mediterranean food and services in a unique setting. Highly rated, this 80 cover restaurant trades six days per week with the aid of 2 x full time chefs, a restaurant manager and 10 part time members of staff who are employed as and when required. The business prides itself upon using the freshest and highest quality ingredients and having a diverse menu serving a fine selection of seafood, steaks, pasta and other Mediterranean dishes and sweet treats. Lunch is served from 12 till 2 and the evening service is from 5 till 9. The business has an alcohol licence till 1 am at the weekend allowing flexibility and opportunities for new owners.

The outside decking area caters for an additional 30 covers and is very popular with customers making use of the station facilities.

The quality of services provided ensures that the business maintains a steady trade from locals which has enabled it to build a strong 'regulars' client base. It benefits from year-round trade and boasts a strong income and attractive projections for the future.

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

Property

This single storey property is accessed via a front door from the main railway pier into the main dining area where there are a variety of free-standing tables and chairs are set in a flexible configuration along with a number of fixed booths. There is an alternative access from the precinct area at the harbourside of the building. Here guests enter the bar area where there are a number of sofas and relaxed seating where customer can enjoy one of the many gins available or an exquisite cocktail. The whole restaurant exudes a relaxing and warm vibe.

From the service area, access is gained to the kitchen which is fully fitted and equipped to accommodate for a commercial restaurant. To the back of the room, a doorway leads to the rear entrance hall from which a staff WC and a spacious stock/storeroom are accessed. There is also a functional private office.

There are spacious and well present male and female toilets.

This property has access to mains electricity, LPG gas, water, and drainage.

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

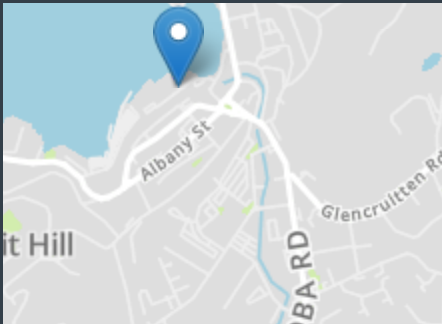
External

The property is located on the railway pier. At one side the restaurant opens on to the pier and in turn railway station. There is a newly erected decking area that can accommodate 30 covers. On the opposite side the restaurant opens to a small precinct which is shared with other retailers and licensed establishment. The precinct in turn opens out on to the opposite side of the pier with some exceptional sea views.







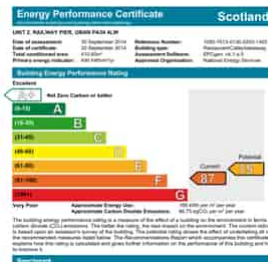


Approximate total area⁽¹⁾
512.66 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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



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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 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.