



12 Main Street

Callander, FK17 8BB

Fixed Price £225,000

ccl  
PROPERTY





### The Business

For those seeking a promising business venture, this 40-seat café premises offers an exceptional opportunity. Featuring a flexible layout, a spacious service area complete with display cabinets and a barista coffee machine, alongside a large kitchen and preparation area, this establishment is primed for easy management and high demand. Its prime location near car parks and the flow of passing trade, particularly from tourists during peak seasons, underscores its potential for extended operating hours and significant profitability. In addition the front window opens to allow direct takeaway sales to the passing trade. Ideal for ice cream sales in warmer weather.

Included in the offering are all equipment, fixtures, and fittings necessary for the business, ensuring a seamless transition for the new owner.

Moreover, as this opportunity is presented as a non-trading entity fully equipped for immediate operation, it stands as an ideal investment. The likelihood of securing a new tenant swiftly is high, especially considering the property's attractive features and the previous tenant's annual rent of £18,000, indicating a solid return on investment.

### The Property

This 40-cover restaurant, occupying 47 square meters of the total 86 square meter premises, offers a prime dining experience with large windows that provide a picturesque view of Callander's main street. The central double doorway, allowing easy access for wheelchairs and prams, ushers patrons directly into the welcoming restaurant area, which is furnished with a mix of free-standing tables, chairs, and fixed seating arrangements. A service counter with an adjoining chilled display cabinet and various shelving units enhance the functionality and appeal of the space. There is a public WC on this level.

Descending steps lead to a well-equipped kitchen featuring a large range cooker, deep fat fryer, and an extensive array of essential cooking implements. Adjacent to the kitchen is a storage room, well-stocked with numerous refrigerators and freezers, and provides access to a side walkway leading directly to the main car park. Additionally, there is a wash and prep area adjoining the kitchen, further optimizing the space for efficient restaurant operations.



### External

The premises are conveniently located with direct access to the pavement of Main Street in Callander, featuring a side entrance at the rear that serves as a delivery and service access point. Additionally, there is a separate private garden and parking area at the back of the property. Although not directly connected, this space can accommodate several cars and includes a large shed that backs onto a pedestrian walkway frequented by tourists. The condition of this area is average, but it holds potential as an ideal spot for serving ice cream, light snacks, and beverages to passing trade.

### Situation

Callander Meadows, located in Callander is a popular tourist location occupying the eastern gateway of the Trossachs and Loch Lomond National Park on the Heart 200 tourist route. The A84 which leads through the town and in front of the business is one of the most important cross-country tourist routes leading from central Scotland to the Highlands. Callander is also a popular tourist base for those exploring the Highlands as well as a favoured weekend destination. Frequently referred to as a gateway to the Highlands, Callander retains a simple link to the central belt of Scotland being located approximately 14 miles from Stirling and offering easy access to Glasgow and Edinburgh city centres.

The town has a tourist feel, especially in high season which extends from Easter to October, with the streets bustling with day-trippers, holidaymakers and those passing through the town attracted by retail amenities as well as the countless walks in the area. Located 3 miles from Bracklinn Falls Bridge and 4 miles from Loch Rusky, Callander is also a central location for exploring further afield.

### Tenure

Scottish equivalent of Freehold

### Rateable Value

Rateable Value is £11,400. Full exemption applies

### Services

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