

ccl

RESIDENTIAL & BUSINESS  
PROPERTY SPECIALISTS





# Drumnadrochit Tea Room & Gift Shop 4 Bedroom House

Drumnadrochit | Inverness  
IV63 6TX

- Successful Tea Room & Gift Shop
- Licensed Store
- Highly Profitable
- Substantial 4 Bedroom House
- Lifestyle Business
- Prime Tourist Destination
- Post Office Counter
- Opportunity to Expand

CCL are delighted to bring to market Drumnadrochit Tea Room and Gift Shop, a thriving business in one of the most popular tourist destinations in Scotland on the banks of Loch Ness. This is a genuine lifestyle business that could be operated in any number of ways or expanded to suit the requirements of new owners. In addition to a wonderful lifestyle opportunity there is also a charming private 4 bedroom family home attached to the business. Early viewing is highly recommended to truly appreciate the opportunity that this sale represents, the flexibility of the business and how it could be altered to suit the needs and desires of new owners.

## Situation

Drumnadrochit is a premier location for exploring the scenic Highlands of Scotland ensuring its popularity as a holiday destination. Located on the A82 in a sheltered valley that runs down to Loch Ness the village is situated approx. 14 miles south of Inverness and 25 miles from Inverness airport which has a good number of daily national and international flights. The village has good range of facilities and collection of local services, shops, and tourist centres, both locals and visitors alike are well serviced. The local economy is generated from tourism, agriculture, and forestry services all of which provide a major source of income. Tourism levels fluctuate seasonally however there is an abundance of visitors to the area annually.





The sale of the Drumnadrochit Tea Room and Gift Shop is a wonderful opportunity to acquire a thriving business in the heart of the Highlands and one of the most popular tourist destinations in Scotland. Immaculately presented throughout this is a very profitable business that is a genuine turnkey opportunity. With 4 double bedrooms the owner's accommodation is an ideal for a family who can immediately enjoy the tranquility of living in Drumnadrochit, on the shores of the famous Loch Ness.



### Business

Drumnadrochit Tea Room and Gift shop is a wonderful lifestyle opportunity that is currently run by the owners to suit their lifestyle requirements. Owner operated, with the assistance of 1 full time and 2 part time staff (seasonal) who help with the day-to-day running of the tea room and shop.

The business has a number of different income streams, and the nature of the business will allow new owners the flexibility to concentrate on a number of different areas or take the business in a new direction if desired. The most prominent aspect of the business is the Tea Room which was created by the current owners. This is a traditional tea room that offers breakfasts and lunches throughout the day along with a variety of snacks, teas, coffees, and other treats. It has 20 covers.

The store is primarily a gift shop selling a variety of Scottish highland gifts and crafts. It is licensed and also has a small range of grocery and ambient items along with some stationary items and greeting cards. The business also benefits from a post of counter which a new owner may wish to take on as it can provide additional footfall and income.

Outside there is an "ice-cream shed" which is opened during the warmer weather. It is incredibly popular with the passing tourists. It has its own outdoor seating area overlooking the village green and serves ice cream, confectionary, hot and cold beverages, and some alcoholic drinks.

There is a great opportunity for new owners to expand the business in a number of directions. The gift shop is incredibly popular, and an online presence could engine sails further. There is also an opportunity to expand the retail display area and further increase sales. Alternatively, a full commercial kitchen could be installed with the focus switching to a bistro / restaurant style establishment. There are endless opportunities to expand this business in a number of directions.

### Property

Entrance to the owner's accommodation is at the rear of the property. The accommodation is split over 2 floors. On the ground floor there is an immaculate and well equipped modern kitchen, utility room with WC. There is a large conservatory with patio doors opening on to the rear garden. There is also a cosy lounge with a wood burning stove. The main hall provides a vestibule entrance to the front of the property.

A stair from the main hall leads to the first floor. There is a principle bedroom with ensuite shower room overlooking the village green along with 3 further double bedroom, one with front aspect and the two remainder overlooking the rear garden. There is a good sized family bathroom and an office.

The Tea Room and Gift shop is entered from the front of the building. To the right is the main servery with display cabinet and to the left, overlooking the front, is the seating area. Stretching towards the rear of the property is the

main retail area with the post office counter at the very rear. There is also a store room.

The property has a wealth of original Victorian features and is presented in immaculate condition throughout.















**External**

The property is located in one of Scotland's most popular tourist destinations and overlooking the village green it benefits greatly from the vast volume of passing trade. To the front of the property is a bright seating area that has a number of solid wood table and chairs along with the popular 'ice-cream shed'. There are 2 garages and a store at the rear of the property.

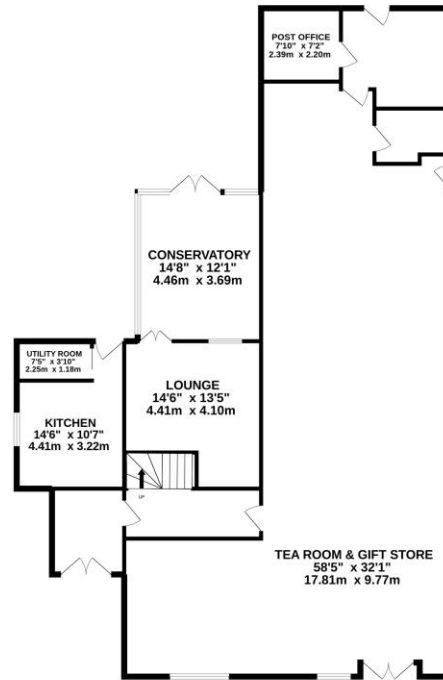
The owners accommodation benefits from a large enclosed private garden, with patio and seating area, lawn, and borders with a variety of mature shrubs. There are some lovely views over the adjacent farmland.

**Tenure**

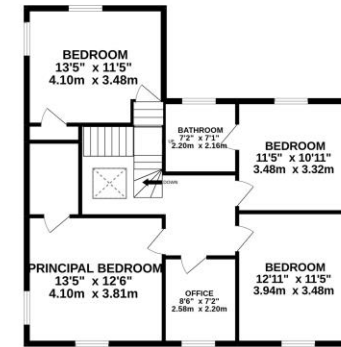
This property is held on the Scottish equivalent of a Freehold.

**OFFERS IN THE  
REGION OF  
£560,000**

GROUND FLOOR



1ST FLOOR



DRUMNADROCHIT TEA ROOM & GIFT SHOP, DRUMNADROCHIT, IV63 6TX

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



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