

**FOR SALE**  
HOTEL + LEISURE

**GRAHAM  
SIBBALD**



**The Midge Bite Cafe**  
**Achnasheen, Scottish Highlands, IV22 2EE**  
Offers in the Region of £325,000 - Freehold

Find out more at  
[www.g-s.co.uk](http://www.g-s.co.uk)

- **Prominent Road-side Café on the Iconic N500 Route, with Development Potential**
- **Scandinavian Style Café with Outstanding Views across the Highlands**
- **Truly Unique Destination Business Popular with Tourists & Locals**
- **Profitable Business with Established Trade & Stellar Reputation**

## INTRODUCTION

Located on the outstanding, scenic, NC500, 40 miles North West of Inverness, overlooking the iconic Sgurr a Ghlas Leathaid Munro. The café is readily accessible with direct access from the A832, known for being the pit stop to make whilst travelling the NC500. In addition, the Midge Bite Café is a short walk from Achnasheen railway station, offering passengers a stop before they head off, or, when they arrive. The Café occupies a prominent, eye-catching, plot enjoying outstanding views across the highlands.

The cafe itself enjoys a modern rustic feel with a seamless blend of natural wooden fixtures and fittings bringing the outside in. The Midge offers its customers a warm inviting atmosphere internally, as well as boasting outdoor seating on the terrace for those sunny Highland days. The café also offers a sales/service counter, a well-equipped galley kitchen and accessible W.C.

## THE BUSINESS

The business is that of a family run business ideal for an owner-occupier.

Originally opened in 2020 created by current owners they have since the beginning been focused on delivering an exceptional experience for all visitors and the attention to detail is exquisite.

The business currently operates as a daytime café however, there is scope for new owners to increase the already impressive turnover by increasing opening hours and offering breakfast and dinner service. The business turned over a very impressive £221,677 in the year end February 2023.

The sale of The Midge Bite Café offers a fantastic opportunity for purchasers to acquire an established destination café business, in a truly remarkable location, which welcomes an abundance of repeat trade and new custom.



## PROPERTY

The Midge Bite Café sits on a prominent road side plot of XX acres, being of wooden construction with a pitched aluminium profile roof.

## ACCOMMODATION SUMMARY

### Internal

- Main Café Seating (20)
- Commercial Galley Kitchen
- Sales/Service Counter
- Accessible WC

### Outside

- Al-Fresco Seating Arrangement (30)



## DEVELOPMENT SITE

The sellers have plans drawn up for an 8-bed bunkhouse on the land at the rear of the property. Additionally, the site has potential for a variety of self-catering units, such as glamping pods and huts and small lodges.

## TRADE

Accounts for the year ended February 2023 show a turnover of £221,677.

Further information for the business will be shown to seriously interested parties following a formal viewing.

## STAFF

TUPE regulations will apply to all members of staff.

## SERVICES

The property is connected to mains electricity. Heating, hot water and cooking facilities are provided by LPG gas. Private septic tank drainage.

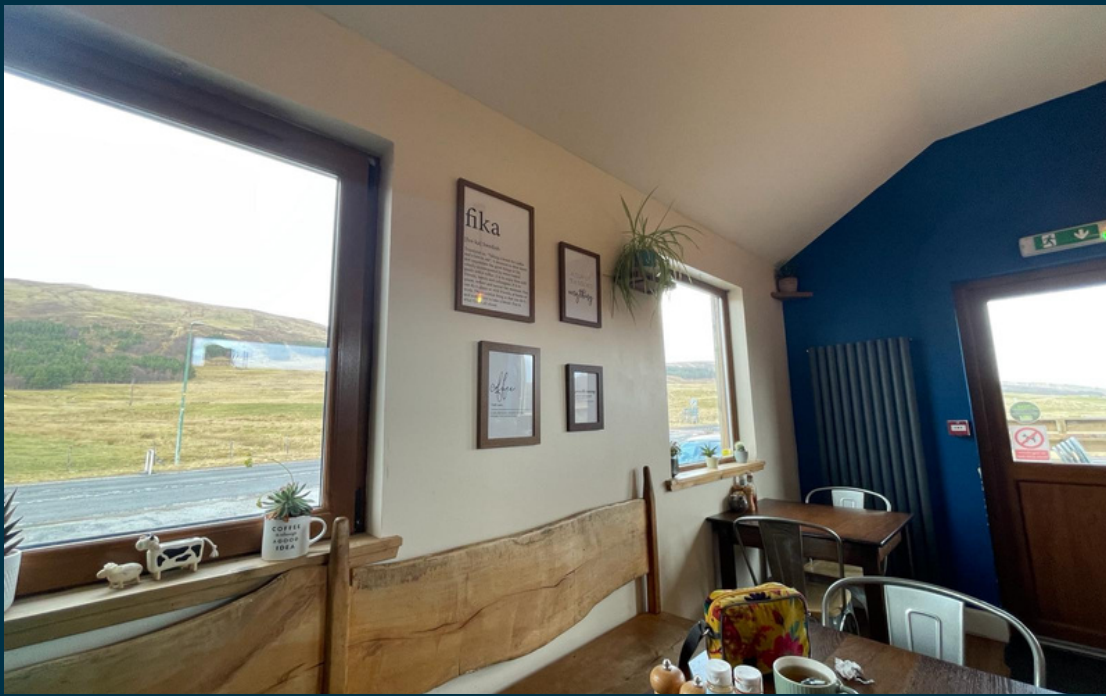
## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate will be provided upon request.

## RATEABLE VALUE

The Midge Bite Café - Rateable Value - £3,000 (1st April 2023)







50 km 100 km © Crown Copyright and database rights 2024 OS 100060020

## TENURE

Heritable (Freehold)/ Outright Ownership.

## PRICE

Graham + Sibbald are inviting Offers in the Region of £325,000 for the heritable interest in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry.

## 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 and Sibbald,  
40 Torphichen Street  
Edinburgh  
EH3 8JB



To arrange a viewing please contact:



**Emily Hewitson**  
**Hotel + Leisure Agent**  
Emily.Hewitson@g-s.co.uk  
07795 518 627



**Katie Tait**  
**Hotel + Leisure Agent**  
Katie.Tait@g-s.co.uk  
07500 423941

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

Date published: MARCH 2024

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.