



**The Glen Bar and Restaurant,
Cambeltown. PA28 6QG**

- Popular Bistro set on the east coast of Mull of Kintyre
- Owner operator business
- Three bedroom Owners' accommodation included
- Suitable for a variety of Applicants
- Accommodate 120 covers.

SITUATION

Carradale is situated on the Mull of Kintyre close to the main town Campbeltown. Its not far from the ferry to the isle of Arran of Gigha. The famous Machrahanish golf course is also nearby. The village has a shop and post office.

The lovely functioning harbour in Carradale is lined with nets, floats, ropes, lobster pots, and moored fishing boats. The community also features a 9-hole golf course. A popular attraction is the broad expanse of a sandy beach. The Kintyre 66 (K66) is an exciting new route that will help you discover one of Scotland's most scenic regions. The "Kintyre Way" passes through the Carradale region, and there is a well-known caravan park nearby. This combined with the draw of the nearby Mull of Kintyre, Campbeltown, Isle of Gigha, and Machrihanish - for many a "must see" on the South Argyll trip - draws tourists to the area, ensuring a continual stream of visitors.

THE PROPERTY AND BUSINESS

Glen Pub is a family-run bistro-style bar and restaurant that serves fresh food that is sourced locally. The building is a single-story brick structure that includes owner's accommodation. The Glen Bar & Restaurant's location and sizable owner's accommodations will appeal to a variety of applicants.

The business has a wonderful reputation for providing residents, tourists, and passersby quality food. The inside of the building, which offers a restaurant, bar, and a private event area, is attractively furnished. It is possible to combine individual table and seating layouts to suit sizable dining gatherings. The restaurant and function room can accommodate 120 covers.

The property also benefits from having baby changing facilities and disabled toilets.

TRADING INFORMATION

Full accounting information can be made available to interested parties after a formal viewing.

LICENCE

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

RATES

We have been advised the current ratable value is £8,800. Interested parties are advised to check this figure themselves.

TENURE

Freehold.

PRICE

Offers over £400,000 are sought for the freehold property, the trade fixtures, fittings and equipment.

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.

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







For any queries or to arrange a viewing, please contact —



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