

— THE SCOTTISH DELI —



At any time

ROBERT MENZIES
GROCER, WINE AND SPIRIT MERCHANT



BUSINESS FOR SALE

The Scottish Deli
1 Atholl Street, Dunkeld, PH8 0AR

- A rare opportunity to acquire a thriving delicatessen and café/restaurant
- Excellent location within Dunkeld, the gateway to the Scottish Highlands
- Beautifully presented walk-in condition
- Offers over £170,000 for the leasehold interest

LOCATION

The Scottish Deli is located within the picturesque village of Dunkeld, approximately 12 miles north of Perth. Named as the best place to live in Scotland 2023 by the Sunday Times' annual Best Places to Live guide, Dunkeld sits on the banks of the River Tay and has traditionally been an important crossing and trading point on the road linking the south to the Highlands.

The population of the village swells during the summer months with visitors being attracted by the beautiful Perthshire countryside. Sporting pursuits such as fishing and shooting, a growing adventure tourism market and more traditional local attractions such as castles and distilleries help to explain the area's enduring popularity. In recent years the Scottish Deli has played its role in the development of Dunkeld as a foodie destination, celebrating the variety of fine produce available locally.

DESCRIPTION

The business occupies the ground floor and basement of a prominent building with extensive frontage in the centre of the village. Its attractive corner location on Atholl Street and High Street means that the deli is easily seen by people travelling through the village.

Internally, it is laid out to provide an open plan retail and café/restaurant space with customer seating and an extensive chiller display counter and preparation area. Within the basement there is a fully fitted commercial kitchen and extensive storage.

BUSINESS

The deli benefits from the booming Dunkeld tourist trade during the busy summer months and a loyal local customer base over the winter. Trade is derived from a retail offer of speciality food, wine, beer and Scottish spirits; a busy daytime takeaway offering homemade sandwiches, baked goods and artisan coffee along with a fully licensed sit in restaurant operating as a café during the day and an increasingly busy Scottish tapas restaurant in the evenings. The café/restaurant can accommodate 20 covers during the day, increasing to 38 covers in the evening.

The deli is fully fitted with good quality fixtures and fittings and the business benefits from a modern EPOS ordering and till system which maximises efficiency for customer orders for both takeaway and sit in.

Trading hours vary during the year:

Summer: 9.00am - 11.00pm 7 days.

Autumn/winter/spring: open 7 days during the day, evening restaurant hours/days vary depending upon season.

TRADING FIGURES

Annual turnover in excess of £840,000 (excl VAT) per year. Full accounts information will be made available to interested parties, following a formal viewing.

REASON FOR SALE

After 8 years the current business owners wish to retire and pursue other opportunities, and this brings this excellent opportunity to the market.

AWARDS

"20 Best Dine-In Delis in the UK 2022" - The Times

"Highly Commended 2022" - The Scottish Café Awards

"Rural Oscars Awards Finalist 2023" - The Countryside Alliance

BUSINESS GROWTH OPPORTUNITIES

This sale presents opportunities to develop the current business such as introducing a food delivery service, re-activating The Scottish Deli Feast outside catering offer, increasing the size of menu offering during the day.

ACCOMMODATION

The premises have a gross internal area (GIA) of approximately 90.0 sq. m. (969 sq. ft.) at ground floor with a further 102.0 sq. m. (1,085 sq. ft.) in the basement providing the following accommodation:

Ground floor: open plan retail and café/restaurant space, service counter and display chillers, food preparation area, retail sales, inner vestibule and toilet.

Basement: cellar, store, commercial kitchen, dumb waiter to ground floor, toilet.

The above has been calculated in accordance with the current RICS Code of Measuring Practice and is provided for information purposes only.

TRADE INVENTORY

Trade inventory is not included in the asking price and is available through separate negotiation.

RATES

According to the Scottish Assessors website the property has a current Rateable Value of

£17,300 per annum.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the Energy Performance Certificate is available upon request.

PREMIUM

Offers over £170,000 are invited for the goodwill of the business and fixtures and fittings, for the leasehold interest in the property.

RENT

A rent of £20,000 per annum is being sought for a new full repairing and insuring lease.

ENTRY

Upon completion of Legalities.

OFFERS

All offers should be submitted in Scottish legal terms to DM Hall.

LEGAL FEES

Each party is responsible for paying their own legal costs incurred in this transaction.

FINANCE/BUSINESS MORTGAGES

DM Hall are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and would be happy to effect the necessary introductions if required.

VIEWING

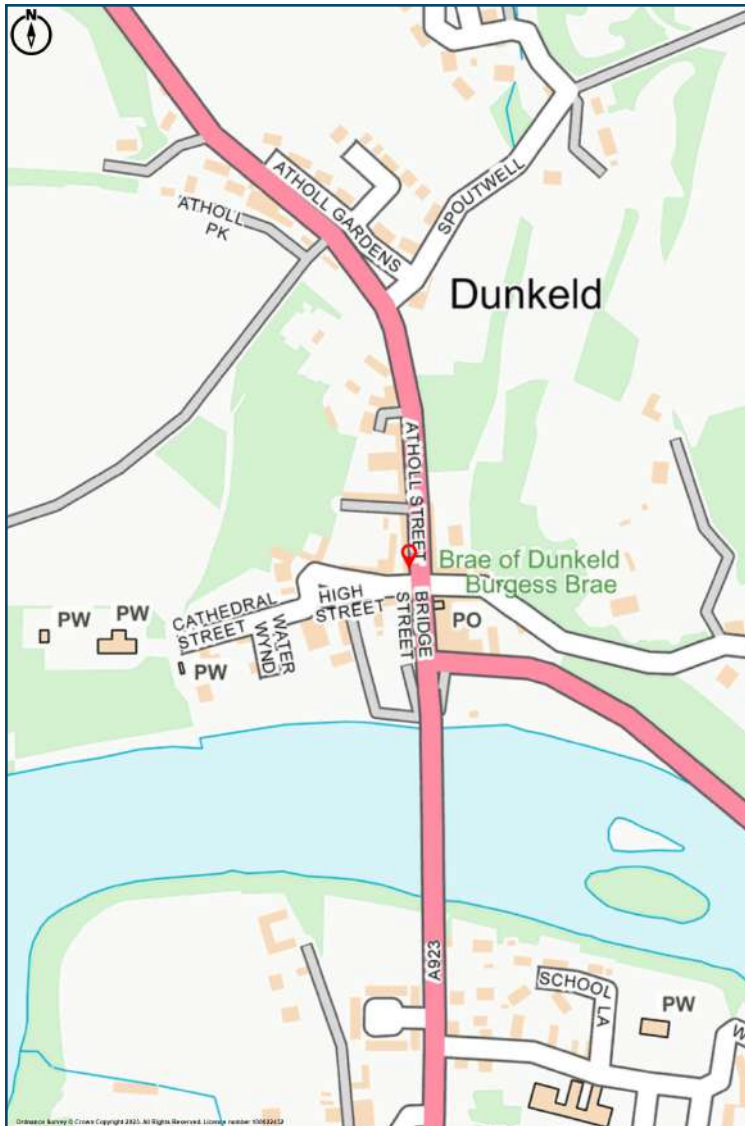
Viewing is strictly by appointment and arrangements can be made by contacting Margaret Mitchell at this office on 0131 624 6130 or by e-mail at business.sales@dmhall.co.uk

Date of publication October 2023

Ref: ESA2716







IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warrant whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.