



Offers Around
£360,000
(Freehold)

Spindrift of Tomintoul
5 Main Street, Tomintoul, AB37 9EX





Spindrift of Tomintoul is a modern, spacious and flexible retail unit set in the iconic village of Tomintoul

Retail outlet offering quality gifts, fashion, crafts and outdoor equipment

Delightful spacious 3-bedroom (master en-suite) owners' accommodation with sizable lounge, kitchen/dining room and family bathroom

2 large workshops within the spacious grounds offer tremendous opportunities for crafters, artists and tradespeople

The archetypal home and income lifestyle business opportunity

DESCRIPTION

Spindrift of Tomintoul is a well-respected and popular gifts, books, clothing and outdoor shop with arts & crafts gallery, situated in the charming highland village of Tomintoul. This highly attractive retail unit was built in 2001 and provides a modern facility in every respect. Positioned in an exceptionally prominent location with a high level of passing trade, the business operates all year round. The main tourist season is from April-October, with consistent demand over the winter months primarily from local residents and day trippers. Trade is mainly driven through the sale of a carefully considered and sourced mix of high quality gifts, art prints, books & maps, toiletries, clothing, greeting cards, glassware, jewellery, outdoor accessories and traditional Scottish gifts/souvenirs.

Internally the shop is arranged at ground level in a 'U' shape and offers flexible retail floor space with well laid out aisles. The sales area is spacious and well-lit, making the presentation of the business most pleasing. To the rear of the main public area is a further large facility that could be utilised to extend the current business, subject to the relevant consents.

The business is currently run by the two owners and one seasonal part-time member of staff.

A most attractive feature of this business is the fabulous and completely separate owners' accommodation which has 3 double bedrooms, 2 bathrooms, spacious lounge, separate large kitchen/diner and extensive storage space.

The business is ideally situated to take full advantage of the custom from the many self-catering holiday lets, bed & breakfasts and hotels within the area, as well as the regular coach tours and other holidaymakers who stop in the village during the main season.

THE PROPERTY

Built in 2001 on the main street of Tomintoul, the main property is of modern construction, with rendered block walls and internal timber frame, all under a pitched tile roof. Arranged over two levels, the shop and back office/workspace/storage areas are situated on the ground floor, with the attractive living accommodation on the first floor.

TRADING AREAS

This shop is situated in a prominent roadside location within the village of Tomintoul, and the premises enjoy a well signed frontage with easy access. The retail areas are bright and modern, having a good range of flexible fixtures and fittings. The main sales counter is to the centre of the sales area providing strong security coverage. The shop has excellent natural lighting and boasts an attractive feature stained glass window. This, coupled with excellent spot and strip lighting, presents the merchandise to its best.

The business is profitable and these levels have increased steadily since the current owners took over the shop in 2015. The opening hours from April-October are 9.00am-5.00pm Monday-Saturday and 11am-4.30pm on Sunday. During the months of November, December and March, this timetable reduces to 6 days a week, and in January/February to 5 days a week – both on reduced hours.



REASON FOR SALE

The present owners commenced trading in 2015 and have immensely enjoyed their time developing the business. However, after over 30 years of self-employment and due to a desire to retire, they present this fine home and business to the market. They genuinely believe that enthusiastic new proprietors could continue to develop and grow the business.

LOCATION

Tomintoul is centrally located within the Cairngorms National Park in north-east Scotland, providing easy access to many interesting places including Grantown-on-Spey (14 miles), Ballater (20 miles), Aberlour (24 miles) and Aviemore (25 miles). Inverness can be reached in just under an hour. This makes the location of Spindrift ideally suited to take advantage of the resulting passing trade associated with these local key tourist hotspots. Tomintoul also sits on the 'Snow Roads' scenic driving route, and is just off the North East 250 route. The Lecht ski centre and Glenlivet Bike Trails are a short distance away, and these both bring visitors to the village. Tomintoul is also a popular stop on coach company itineraries.

Tomintoul itself is an attractive 'planned' village dating back to the 1700s, with a long 40 foot wide main street and tree-lined, grassy central square surrounded by traditional stone buildings. The square boasts 3 hotels, all open to non-residents, and a popular restaurant. The village benefits from the recently opened 'Discovery Centre' museum/exhibition which also provides the Post Office and visitor information point. In addition, there are two cafes and the village shop, as well as a nursery/primary school, library, bowling green, adventure playground, village hall and medical practice. There is also a large free public car park, with charging points for electric vehicles.

Tomintoul sits at the end of the Speyside Way 'spur' from Ballindalloch, and there is a large choice of walking trails in the vicinity, so the area is very popular with hikers. More sedate outdoor pursuits such as bird watching and fishing also draw many visitors to the region, who take advantage of the abundant and varied wildlife in the area. There are also a number of golf courses nearby.

Moray/Speyside is renowned the world over for its whisky production, and Tomintoul sits on the 'Malt Whisky Trail'. The Glenlivet and Tomintoul Distilleries are both a short distance away, and both offer tours to the public – with many more available within 45 minutes' drive of the village.

The Tomintoul & Glenlivet area was recently awarded International Dark Sky Park status, due to its clear skies and very low levels of light pollution, making it an ideal place for stargazing. This brings additional visitors to the area – as does the Tomintoul hostel and recently opened wooden wigwams.



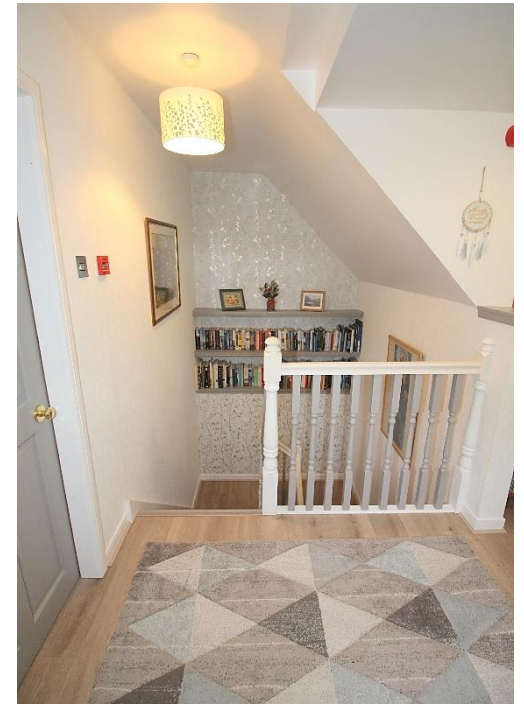




OWNERS' ACCOMMODATION

This business opportunity provides attractive and generous private accommodation for the owners, much of which has been recently upgraded and is in walk-in condition. There is a substantial kitchen/dining room, spacious lounge, 3 double bedrooms (master en-suite with shower) and family bathroom. There is ample cupboard space in the hall, large built-in wardrobes in two of the bedrooms and a large floored attic which is accessed at the same level from the master bedroom. The owners also have a private entrance to the rear of the property, as well as convenient indoor access to the shop from the rear entrance hall.







SERVICE AREAS

The premises are well laid out to support the business, keeping the living accommodation completely separate from the shop areas. There is a large workspace area to the rear of the main retail area, with two separate storerooms, staff WC, boiler cupboard and sink. This area has considerable further development potential, and could be used to extend the sales area of the shop or for the introduction of a café.

DEVELOPMENT OPPORTUNITIES

There are a number of income development opportunities which the vendors have considered may be possible. These are:

- Renting out the flat as self-catering holiday let or long-term let, if potential purchasers do not wish to live there themselves.
- With an internal timber framed construction, the property could be fairly easily adjusted for other uses with the appropriate consents, such as artist's studio, café area, etc.
- Increase trading hours in winter months.

GROUNDS

The property is substantial, with a large footprint, great signage and a prominent roadside frontage with unrestricted roadside parking. The grounds to the immediate rear and side of the building are laid with block-paving and are used for owners' car parking.

There is a large stone-built workshop to the rear (approx. 10m x 5m) with an insulated metal profile roof, strip lighting and a number of fixed workbenches. There is also a large wooden shed with light and heat (approx. 6m x 3m) in the garden, currently used for additional storage of shop fittings. The mainly south-facing rear garden is accessed via a block-paving path, and is paved and pebbled, with planting at the borders.

SERVICES

The property benefits from mains electricity, water and drainage. LPG fuelled underfloor heating is provided throughout the main building; external buildings are heated by electricity. The property is fully double glazed. There is a centralised fire alarm system throughout the property. There is WiFi throughout, with superfast fibre broadband available.



TITLE NUMBER

The property has title number BNF10591.

RATES

The rateable value at April 2023 is £13,000 - VR27574 but should benefit from a 75% relief/discount under the Small Business Bonus Scheme.

ACCOUNTS

This business operates very profitably, and demonstrates a consistently high turnover. Full accounting information will be made available to seriously interested parties subsequent to viewing.

PLANS

Plans are available on request from ASG Commercial.

PRICE

Offers Around £360,000 are invited for the heritable property and trade contents (according to inventory), excluding personal items. Stock to be purchased based on independent valuation.

EPC RATING

The Energy Rating of the property is 'D'. Details available on request from ASG Commercial.

WEBSITE

<https://www.spindrift-tomintoul.uk/>

DIRECTIONS

See map insert.

FINANCE & LEGAL SERVICES

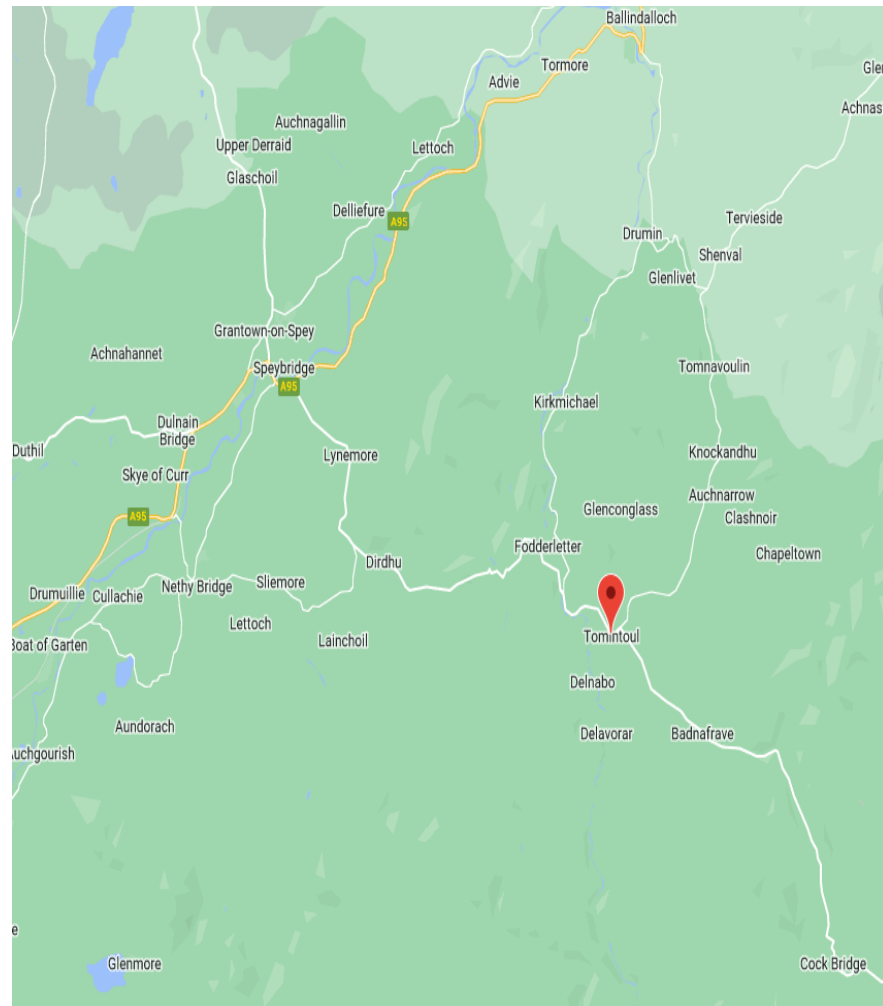
We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We also have access to a large selection of legal experts who can act in all legal matters arising.

VIEWING

All appointments must be made through the selling agents:
ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR
T: 01463 714757 (5 lines)
E: info@asgcommercial.co.uk
W: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, if one is set.



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