



Offers Over
£499,000
(Freehold)

The Capercaillie Restaurant & Rooms
Killin, Perthshire, FK21 8UT





A well-established and highly popular licensed restaurant located in Perthshire

Successful business with excellent turnover and profit levels (80 covers)

Contemporary design in beautiful surroundings

Six letting bedrooms (5 en-suite) available with spacious owners' accommodation and delightful garden grounds

Significant development potential for business and includes residential plot with planning permission

DESCRIPTION

The Capercaillie Restaurant with Rooms is an attractive business located on the Main Street of the popular town of Killin within the Loch Lomond & Trossachs National Park. Benefitting from a prominent location with excellent signage, the business generates year-round trade and is frequented by tourists whilst also enjoying a strong local following. The property has a significant footprint and is set within delightful grounds adjacent to the River Dochart. Set over two floors, the business presents an attractive restaurant, effective service areas, 6 letting bedrooms (currently utilised for staff) and spacious owner's accommodation. An attractive feature of this modern restaurant is the extensive use of glass and natural materials ensuring that it seamlessly blends in with the fantastic surroundings. The vaulted ceiling and impressive stone fire place make this a most attractive venue with a lot of potential. The current operators have invested considerably in the business over the past year carrying out upgrades throughout the property including replacing equipment such as the coffee machine, new Rational combi oven, ice maker, glasswasher, dishwasher, fridges and hot water boiler. The outside veranda has also been rebuilt and the whole back wall of the restaurant has been replaced with new double-glazed windows, making this a walk-in business proposition.

TRADE

Killin is a popular tourist destination and The Falls of Dochart are a short walk away and draw in a high number of visitors to the business. The restaurant is furnished with free-standing tables and chairs and an attractive wooden bar. The restaurant can accommodate 80 covers over its 3 trading areas. Currently a wide variety of hot and cold food with service are offered from 9am until 4pm, with longer opening on Friday and Saturday (finishing at 8pm). Operating as a café during the main part of the day, additionally breakfasts and main course meals are offered. It is this trading flexibility that makes the business such a success. The bar is open during restaurant trading hours, it is however important to note that the limited hours traded are the choice of the owner and are not due to a licence restriction. This is a popular bar and cafe venue in the evenings for both locals and visitors alike. Opposite the restaurant is coach parking which generates a high footfall for the business throughout the day.

In addition to the food and wet sales income the property also has six letting bedrooms; 5 of which are en-suite. All rooms are presently used as staff accommodation but could easily be converted back to letting accommodation with minimal cost / work. These rooms were previously in high demand year-round and boast exceptionally high occupancy rates during the tourist months.



There is huge scope for new owners to boost trade again following the pandemic. The business has a credible and sustainable turnover with strong adjusted net profits.

REASON FOR SALE

The present owner purchased the business in 2004 and has developed a successful and unique business in this charming village. The owner has decided to place the property on the market due to a desire to retire and spend time with family.

LOCATION

Killin lies at the centre of the area known as Breadalbane where the hills of the Tarmachan Ridge and Lawers Range can be seen clearly from the town. Killin is renowned for the Falls of Dochart, where the River Dochart rages beneath the Dochart Bridge. Killin is where Glen Dochart and Lochay meet Loch Tay. Located at the edge of the Ben Lawers National Nature Reserve and the Loch Lomond and Trossachs National Park, Killin is ideally situated for those seeking the peace and tranquility of the unspoilt outdoors. Wildlife abounds in the area and Ben Lawers is noted for its varieties of flora. Killin's central location makes it a superb base from which to explore all that Scotland has to offer in the way of outdoor activities and tourist attractions. Another favourite pastime is salmon and trout fishing on the many rivers and lochs in the area and there are opportunities for game sports in the region, fishing for trout in the River Dochart from the properties grounds is permissible. Notwithstanding being in the heart of Scottish Highlands, Killin is still only a 90-minute drive from Edinburgh or Glasgow airports and the major tourist areas to the East and West are easily accessible.

Killin has a variety of retail outlets including a post office and supermarket. The area has a great many hotels, guest houses and self-catering units which provide a steady stream of customers for the restaurant. There is a local primary school in the village with secondary schooling at McLaren High School in Callander. Killin has an attractive 9-hole golf course, a bowling club, sports club and sailing on Loch Tay. Aberfeldy is the nearest main administrative centre, with all essential services to hand, including a new medical centre and cottage hospital, banking, veterinary surgery, optician and dental practices, a varied selection of quality shops, and schooling to sixth year secondary. Stirling and Perth are also within easy driving distance and offer a full range of business, leisure and shopping facilities.





PROPERTY

Set over two floors the original residential element of the property was built in the mid-1950s with the contemporary restaurant being constructed in 1985. Access to the restaurant and customer facilities are from the High Street entrance. This entrance also provides access to bedrooms 1 to 3 via a locked door adjacent to the restaurant toilets. The owner's accommodation and bedrooms 4 to 6 are located on the lower ground floor and accessed directly from the garden area. The property has a well-signed façade and enjoys a prominent trading position.

PUBLIC AREAS

Public entrance to the restaurant is directly from the pavement across a patio area which is set with picnic benches and table and chairs and opens into a reception hallway. The restaurant has the capability of 80 covers, this is split into three distinct customer areas; the internal area which is set for 50 covers; 8 external seats on the veranda overlooking the river and 22 external covers in the patio area. The internal seating consists of free-standing units whilst the external seating is bistro style. The restaurant has a feature fire place and stone chimney breast, and is supplemented by a charming wooden servery / bar. Internally the charming restaurant is set over two levels. The bathroom amenities are located off the entrance corridor and include ladies, gents and accessible with baby changing facilities. All areas are well-presented and functional.



SERVICE AREAS

To the rear of the restaurant is the well-appointed commercial kitchen. To the lower level is extensive storage spaces which houses a dry goods store, a fridge and freezer storage room and general store. In addition, there is a cellar and laundry/linen store. These storage rooms are accessed directly from the grounds providing excellent and convenient access for deliveries etc.

OWNERS / STAFF ACCOMMODATION

The owner's accommodation is located in a private house connected to the east end of the restaurant and has private entrances; one through the kitchen and the other from the garden patio area. There is also a connection from the restaurant directly into the accommodation. The lower level comprises a spacious double bedroom, lounge / dining room, office, spacious kitchen, family shower room and sunroom. On the upper floor there are 3 bedrooms, 2 of which have modern ensuites.

Room 1 - Double room with wash hand basin.

Room 2 - Double room with en-suite shower room.

Room 3 - Family room (double and 2 singles) with en-suite shower room.

The house is currently being used as staff accommodation and as such is not to the same standard as other parts of the premises. The whole area would benefit from a fresh lick of paint and some limited renovation to bring it up to a high standard. There is lapsed planning permission to extend the sunroom; details are available upon request.

Under the restaurant, on the west end of the building, there are 3 letting bedrooms which are currently being used as staff accommodation, however, these could be converted back to letting accommodation with minimal cost / work. These rooms have their own access from the garden area.

Room 4 - Double room with en-suite shower room.

Room 5 - Double room with en-suite shower room.

Room 6 - Twin room with en-suite shower room.

There is also a static caravan which can be used as staff accommodation.





GROUNDS

There is a side gate providing direct access to the owner's accommodation on the east end of the property. On the west end there is a private driveway leading to spacious and attractive garden grounds to the rear, overlooking the river. Resident guest parking is provided for up to 4 cars at the side of the property in this drive area. The grounds have a lovely stream (with resident ducks) and small foot bridges leading to lawns. This area is situated a good distance beneath the building and also well above the river.

The gardens extend to circa 0.75 of an acre and are well-maintained providing access to the river bank. Within the grounds there is a shed / workshop beside the owner's accommodation and a lean-to storage area. Customer parking is provided by the Council car park located next to the owner's accommodation. The sale includes a plot of land within the grounds below the restaurant offering excellent development potential to build an owner's house or glamping pods / shepherds huts, subject to obtaining the appropriate permissions. Outline plans available from selling agents.



DEVELOPMENT POTENTIAL

There are a number of development options available in order to enhance the profitability of the business. These are

- Develop the garden area to include separate owners' accommodation and utilise the existing owner's accommodation to provide self-catering accommodation.
- Develop the garden area by introducing glamping pods, thus providing the restaurant on-site trade during the summer months.
- Potential to extend trading hours and increase the hours the bar is open

SERVICES

The property has mains electricity, water and both mains drainage and septic tanks. The building benefits from LPG gas-fired central heating with a secondary boiler providing hot water. The majority of windows are double glazed. The business is fully fire compliant with fire alarm, smoke detectors and emergency lighting.

TRADING ACCOUNTS

The business operates year-round on a 7-day operation. Recently the owners have reduced their opening hours while still maintaining a healthy profit. Full accounting figures will be made available to seriously interested parties subsequent to viewing.

EPC RATING

The property currently has an Energy Performance Certificate rating of 'G'. Windows have been replaced throughout the property since the EPC was carried out, as such the rating should have improved.

LICENCES

The business operates under the Licensing Scotland Act 2005 and a copy of this will be made available to interested parties following viewing.

RATES

The non-residential apportionment of the rateable value for the business is £26,650 with £4,350 as residential apportionment at April 2017, property reference number 228/090/144B0/7. The proposed values under the 2023 review are currently £16,150 and £3,850.

PRICE

Offers over £499,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory). Stock to be purchased by independent valuation.

FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

VIEWING

All appointments to view must be made through the vendors selling agents: ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR

Tel: 01463 714757 (5 lines)

E: info@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

DIRECTIONS

See location map. What3words reference - [///latitudes.goes.beside](http://latitudes.goes.beside)

OFFERS

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



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