



**FALCONER**  
PROPERTY CONSULTANTS

# FOR SALE

The Lounge, 1-3 West High Street,  
Crieff, PH7 4AU

## ESTABLISHED RESTAURANT

- HIGHLY PROFITABLE BUSINESS IN PRIME TOWN CENTRE LOCATION
- FULLY EQUIPPED LICENSED RESTAURANT
- 45 COVERS
- LEASEHOLD SALE
- 1,155 SQ FT
- OFFERS OVER £35,000 (LEASEHOLD INTEREST)
- GOOD LEVELS OF NEARBY PARKING



## LOCATION

Crieff is a market town in Perth and Kinross, Scotland. It lies on the A85 road between Perth and Crianlarich and also lies on the A822 between Greenloaning and Aberfeldy.

Crieff is the main town of Strathearn lying on the southern edge of the Scottish Highlands. It has been a holiday resort since Victorian times and is the second largest town in Perthshire with a population of almost 6000.

The town spills from the Knock, the wooded hill above, down to the River Earn. James Square with its fountain marks the centre of the town. There are a number of tourist attractions such as Glenturret Distillery (Scotland's oldest) and hotels including the grand Victorian spa - the Crieff Hydro.

From a local context the property is on the northern side of West High Street between its junctions with Comrie Street and Academy Road. West High Street forms the main arterial road through Crieff and as such benefits from high levels of footfall and passing trade.



## DESCRIPTION

The subjects form the ground floor of a traditional end terraced two storey property of brick construction. The property benefits from a large double bayed window frontage with timber glazed entrance door.

The restaurant provides seating area incorporating a mixture of traditional table and chairs and more relaxed seating providing 45 covers. The floor is of solid wooden construction whilst the walls are plastered and painted. The front serving area provides a bar with coffee machine, refrigeration and storage unit.

The kitchen area is fully equipped with stainless steel appliances, basins, extraction system and refrigeration. The floor is overlaid in a welded non slip vinyl covering.

There are separate male and female w.c's provided together with additional storage room.

## VAT

VAT will be payable where applicable.

## PLANNING

The subjects benefit from appropriate planning permission for their existing use as a restaurant. All queries in relation to planning permission and use class of the subjects should be addressed to Perth and Kinross Council Planning Department.

## EPC

A copy of the EPC is available upon request.



## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

STIRLING 01786 234 000

PERTH 01738 230 200

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Floor	Area(m <sup>2</sup> )	Area (sq ft)
<b>Ground (Café)</b>	<b>107.3</b>	<b>1,155</b>
<b>Total</b>	<b>107.3</b>	<b>1,155</b>

The subject property has been measured in accordance with the RICS Property Measurement Professional Statement (First Edition, May 2015) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice on a gross internal area basis (GIA).



## THE BUSINESS

The business has been operated by the same owner for approximately 10 years and trades as "The Lounge." The establishment forms a popular restaurant within Crieff Town Centre.

The business is for sale due to the current owners relocation. The business is currently performing very well but we believe that there is good scope to increase turnover and profit margins.

Currently, the business opens 5 days per week (Tuesday – Saturday) from 10am to 10pm.

The fit out is to a high and modern standard and is ready for immediate occupation.

The restaurant offers a menu that is well received with the local community. (Copy of menu provided in left image).

We are happy to discuss the accounting information with seriously interested parties.

## RATING

The Rateable Value of the property is £11,300. Please contact the local rating office for further information.

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

## PROPOSAL

Offers over £35,000 are sought for the leasehold interest and will include all inventory, trade fixtures and fittings and goodwill.

The passing rent is £18,000 p.a.

Heritable (freehold) interest available by separate negotiation.

*Lounge*

**Soups ... £5.00**  
French onion soup with gratinated cheese croutons.  
Soup of the day with bread and butter £5

Sides	Tapas/Starters
-Olives and olives £3.50	-Grilled halibut with basil pesto dip £5.00
-Fries and chips £3.50	-3 pieces Chicken skewers with herbaceous marinade £5.00
-Green rings £3.50	-New baked samosas with rosemary and black garlic £6.00
-Bread and olive oil £4.50	-Cauli and chick king prawns £6.00
-Cauli bread £3.50	-Cod, brown, charred croquettes with red pepper marinade £6.00

**The platter to share (or not!)**

	Small £6.50	Large £10.50
Cured meat platter £10.50	-Beefsteak, goats cheese and walnut oil	-Seasoned salmon, avocado and poached egg
Smoked fish platter £11.50	-Spicy chicken, tomato and balsamic	
Cheese board £9.50		

**"Galette au sarrasin" with a side salad (Gluten free) ... £10.50**  
Ruckwackel savoury crispies from Brittany  
Chicken, bacon, tomato and gyoza cheese with a fried egg  
Smoked haddock, sprouts and gyoza cheese with a poached egg  
Pancetta Ham, ricotta cheese, aubergines with a fried egg  
Wild mushrooms, blue cheese with a poached egg £11

**MAIN**

Egg Benedict, poached egg, toasted bread and hollandaise sauce, salted and fries  
"House £9.50" "Smoked £9.50" "Smoked salmon £10.50" "Toucan £9.50" Black pudding £10.50  
Beer battered fish and chips with peas and tartan sauce £11.00  
Pie of the day, fries and salad £12.50 (see one of our numbers of staff)  
Catch of the day with pearl pasta, mushroom, linguine and tomato sauce £14.50  
The lounge beef burger, smoked cheese, cheddar and red pepper mayo, fries and salad £12.50  
Home made fish cakes, black pudding, poached egg and hollandaise, mixed salad £12.50  
Spaghetti Marinara with sprouts, parmesan, chili and garlic prawns £14.50 (vegetarian option £10.50)  
Spiced chicken and sprouts burger with garlic mayonnaise, fries and salad £10.50  
Grilled dry aged Scotch rib steak, cauliflower potato butter with fresh fries £21.55

The full description of the premises and the proposed plan are available on request. It is the responsibility of the prospective purchaser to verify the accuracy of the information provided. Please note that the information provided is for information only and does not constitute an offer. The information is provided for information only and does not constitute an offer. The information is provided for information only and does not constitute an offer.

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication date May 2019



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