

TO LET

Great Lifestyle Opportunity for a Hands-on Operator



The Barn Bar & Restaurant

Cologin Country Chalets, Lerags Glen, By Oban, PA34 4SE

Offers in the region of £20,000 PA - Premium £15,000

Find out more at www.g-s.co.uk

- **Great Lifestyle opportunity for a hands-on operator**
- **Situated in Cologin Chalet Park**
- **Bar & Restaurant with around 80 covers**
- **Live In accommodation (separately negotiable)**
- **Only 3 Miles from Oban**



INTRODUCTION

The Barn is situated within Cologin Chalet Park, approximately three miles south of Oban, in a picturesque rural setting. Conveniently accessed from the A816 Oban—Lochgilphead Road, the property enjoys a prime location surrounded by beautiful countryside.

This well-established business offers an attractive opportunity for an owner-operator, requiring a relatively low level of initial investment. Trade is supported by a strong and reliable customer base, including guests staying within Cologin Chalet Park, visitors from another nearby chalet park, local residents, and tourists exploring Oban and the surrounding area.

Benefiting from both a captive market and a desirable location, The Barn presents excellent potential for a motivated operator to build on its existing success and further enhance the business.

THE PROPERTY

Accommodation is set over one level with the main bar & Restaurant area to the rear. The Conservatory is located to the front of the building. In addition, there is an ample beer garden area along with generous car parking space. A fully catering kitchen is located to the rear as well as the ladies & gents' toilets.

ACCOMMODATION SUMMARY

We have summarised the accommodation as follows: -

Public Areas

- Lounge Bar & Restaurant (40)
- Conservatory (40)
- Ladies & Gents WCs

Service Areas

- Commercial Kitchen

Outside Areas

- Car Park
- Beer Garden

Owner's Accommodation

- The owner's accommodation is available through separate negotiation

STAFF

TUPE regulations will apply to all members of staff.

LICENCE

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

SERVICES

The Park is supplied by a private water supply and mains electricity.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate will be available upon request.

RATEABLE VALUE

The Rateable Value — £20,000 effective from April 1st, 2025

TENURE

Leasehold

LEASE TERMS

A new lease is proposed & the terms and length of the lease are still to be discussed.







PRICE

Offers in the region of £20,000 PA and a premium of £15,000 are sought after for the leasehold interest in the property.

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.

ANTI-MONEY LAUNDERING (AML)

Under HMRC and RICS regulations and the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

To arrange a viewing please contact:



Martin Sutherland
Licensed Trade and Business Agent
martin.sutherland@g-s.co.uk
07768 704 203

VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

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