FOR SALE

Unique, Established & Popular Multi-Functional Hospitality Business In Royal Deeside

GRAHAM SIBBALD



The Cowshed Restaurant & Takeaway
Raemoir Road, Banchory, Aberdeenshire, AB31 5QB
Offers in the Region of £850,000 – Freehold

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

- **Unique Multi-Functional Hospitality Business in Royal Deeside**
- **Offering Restaurant, Takeaway, Functions & Weddings**
- **Variety of Established Income Streams**
- **Healthy Profit on Sustained t/o in excess of £800,000 (net)**
- **Possible Development Site for Various Uses**
- **Plans to Build Appx. 500 New Homes Locally**



INTRODUCTION

The Cowshed Restaurant & Takeaway is truly one of a kind and is situated on the north side of Banchory in famous Royal Deeside. Banchory is an affluent busy community on the River Dee, only some 18 miles from the City of Aberdeen – where there is the International Airport. Deeside increased in popularity in the 19th century courtesy of Prince Albert's purchase of the Balmoral Estate at nearby Ballater, ensuring the continued perennial appeal of Royal Deeside to a myriad of visitors; all of which produces businesses to the local hotels. In addition, of course, Deeside is famed for its field sports, fishing; shooting; stalking; it can give huge benefit to the Cowshed, coupled with the ease of accessibility to Aberdeen.

This unique hospitality business offers restaurant, takeaway, ice-cream, functions and weddings, covering almost all aspects of the industry. The Cowshed is a family owned and managed business. Over the years the family have significantly refurbished and upgraded the premises in order to host such a variety of income streams. Previously a chef school, The Cowshed boasts an impressive kitchen which in turn aids the multi-operational business.

The availability of The Cowshed offers a new owner the opportunity to operate a multi-income stream hospitality business in an affluent, popular and well known part of Scotland. There is also the opportunity to redevelop due to the substantial size of the property, subject to the necessary planning consents.

There is a development plan to build approximately 500 new homes close to the Cowshed, upon completion of the new residential site there is plan for more homes to be built. This increase in residents close to the Cowshed will only enhance the trade, introducing an entirely new set of customers.

THE PROPERTY

The Cowshed Restaurant & Takeaway comprises a stand-alone modern building. The building offers restaurant with conservatory area, fish and chip takeaway with ice cream facilities, large fully equipped catering kitchen and extensive grounds with outside seating.



TRADE
The sellers have successfully owned and operated the business for many years. Accounts for the year ended 30th June 2024 show a turnover of £838,841 (net) with a fantastic EBITDA of £198,301(23.6%).

STAFF
TUPE regulations will apply to all members of staff.

LICENCE
Premises Licence under the Licensing (Scotland) Act 2005.

WEBSITE/RATINGS
https://www.cowshedrestaurantbanchory.co.uk/

Trip Advisor Rating - 4.

SERVICES
Mains water, electricity, and drainage. There is a HyrdoClear drainage system in place. Heating and hot water via biomass boiler. Underfloor heating in restaurant.

ENERGY PERFORMANCE CERTIFICATE
The Cowshed – EPC Rating - TBC.

RATEABLE VALUE
The Cowshed – Rateable Value £36,500 (1st April 2026).

TENURE
Heritable (Freehold) / Outright Ownership.

PRICE
Offers in the region of £850,000 are invited for the heritable (freehold) interest in the whole properties, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

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.




The Cowshed











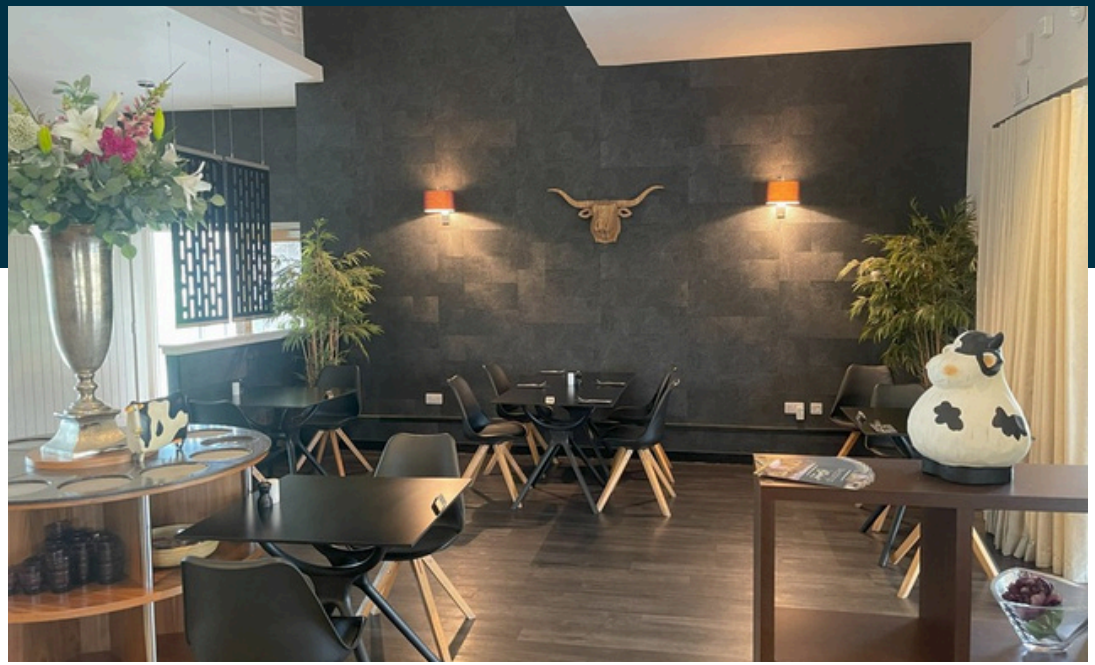

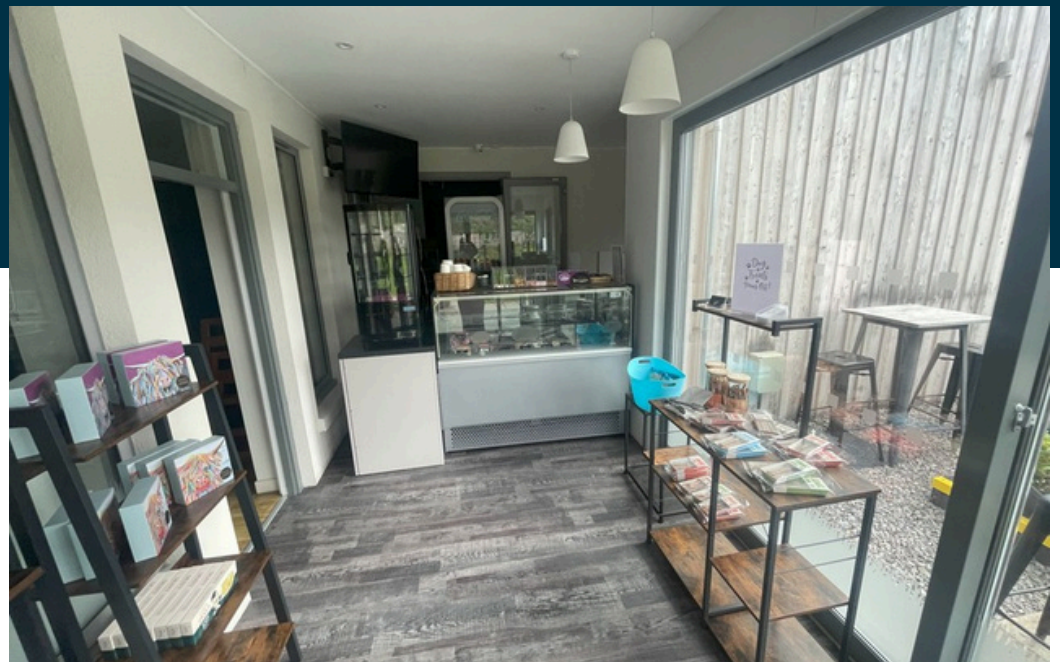


Carrbridge
Nethy Bridge
Tomintoul
Inverurie
Newmachar
Aviemore
Strathdon
Alford
Kintore
Dyce
Vattenfall
Bridge of Don
Monadhliath Mountains
ABERDEENSHIRE
Westhill
Aberdeen
Cairn Gorm
1244m
Corgarff
Cairngorm Mountains
Kingussie
Newtonmore
Cults
ABERDEEN CITY
Aboyne
Ben Macdui
1309m
Càirn Toul
1291m
CAIRNGORMS
Ballater
Banchory
Portlethen
Braemar
Deeside & Lochnagar
1155m
Lochnagar
Kincardine
Dalwhinnie
Stonehaven
MOUNTAINS
Laurencekirk
Inverbervie
Blair Atholl
Loch Tummel
Spittal of Glenshee
Loch Rannoch & Glen Lyon
ANGUS
Strathmore
Marykirk
Montrose
Pitlochry
Brechin
TAY
Schiehallion
1083m
Kirriemuir
Forfar
Friockheim
Inverkeilor
Aberfeldy
Blairgowrie and Rattray
Alyth
Glamis
Letham
Ben Lawers
1214m
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Dunkeld
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Monifieth
Carnoustie
Dundee
Killin
Invergowrie
Tay Rd Bridge
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Newport-on-Tay
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Perth
Balmullo
Leuchars
Crieff
Newburgh
St Andrews Bay
St Andrews
Muthill
Auchtermuchty
Cupar
25 km
50 km
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EXCLUSIONS
Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.

VIEWING
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 and Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB

To arrange a viewing please contact:



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



Katie Tait
Associate – Hotel + Leisure
Katie.Tait@g-s.co.uk
07500 423 941



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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.

5. A list of Partners can be obtained from any of our offices. Date published: June 2026

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.