FOR SALE

Fantastic Opportunity to Operate a Fully Fitted Restaurant

GRAHAM SIBBALD



Restaurant Opportunity

Charleton Road, Montrose, Angus, DD10 9EB

Fixed Price £350,000 - Freehold

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

- **Fantastic Opportunity to Operate a Fully Fitted Restaurant**
- **Renowned Restaurant In The Area**
- **Sitting on a c.07 – acre site**
- **Fantastic Development Opportunity (STP)**
- **Incentives May Be Available Depending on Covenant Strength**



INTRODUCTION

The restaurant is located within the coastal town of Montrose, sitting between Dundee and Aberdeen. The town itself has an attractive centre. More specifically, the restaurant is ideally located close to a predominantly residential area as well as a commercial industrial/office site. This can provide consistent trade to the premises with customers regularly in the area.

Internally, the restaurant has its main dining area for around 70 covers, there is also a lounge bar for 50 covers. The restaurant benefits from a large commercial kitchen with extensive storage and prep area. Externally the premises benefit from a large customer car park which presents development opportunities, either a change of use or perhaps outdoor al-fresco seating for cuatomers subject to the neccessary planning or licenses.

The availability of this restaurant presents a fantastic opportunity for a restaurant operator to acquire a premises established as a restaurant for 37 years. There is also potential development opportunity for the site, either establishing a more wet lead trade or complete use change. Subject to obtaining the necessary planning consents.

THE PROPERTY

The restaurant itself is of breezeblock construction, with decorative stonework to the front, beneath a pitched tiled roof on a site extending to circa 0.7 acre. The main access is provided via 3 steps or ramp leading up to double timber glazed doors. There are a further 2 timber access doors and 2 fire exits. Internally there is the main restaurant and lounge bar with bar servery. There is also staff and customer WCs, commercial kitchen, storage areas and staff area.

TRADE

The restaurant has been tenanted for several years and therefore we have no trading information. The owner has operated at the premises before, and we have been advised that the restaurant welcomed good levels of repeat trade and was an established food & beverage business since 1988.

ACCOMODATION SUMMARY

From the car park, steps and an accessible ramp lead up to the main entrance to the front of the building with double doors opening into the vestibule hall. From here the restaurant and bar are accessed. The accommodation is arranged over ground floor and can be summarised, briefly, as follows:-

Public Areas

- Main Restaurant (70)
- Lounge Bar (50) with bar servery
- Ladies, Gents & Accessible WC

Service Areas

- Commercial Kitchen
- Range of Stores/Storerooms
- Small Office (Partition room in main restaurant)

Outside

- Large Customer car park for c.40 cars

LICENCE

Premises License under the Licensing (Scotland) Act 2005

SERVICES

Mains gas, electrict, water & drainag. Heating and hot water via gas fired boiler.





ENERGY PERFROMANCE CERTIFICATE

EPC RATING - E

The EPCs will be available on request.

RATEABLE VALUE

Former Peking Palace Restaurant - Rateable Value - £22,100 (1st April 2026)

TENURE

Heritable (Freehold) / Outright Ownership

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) PROCESS

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 purchasers and vendors (our client) involved in a transaction. As such personal and or detailed financial and corporate information will be required before any transactions can conclude












EXIT
EXIT



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PRICE

A fixed price of £350,000 is Invited for the heritable (freehold) in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry.

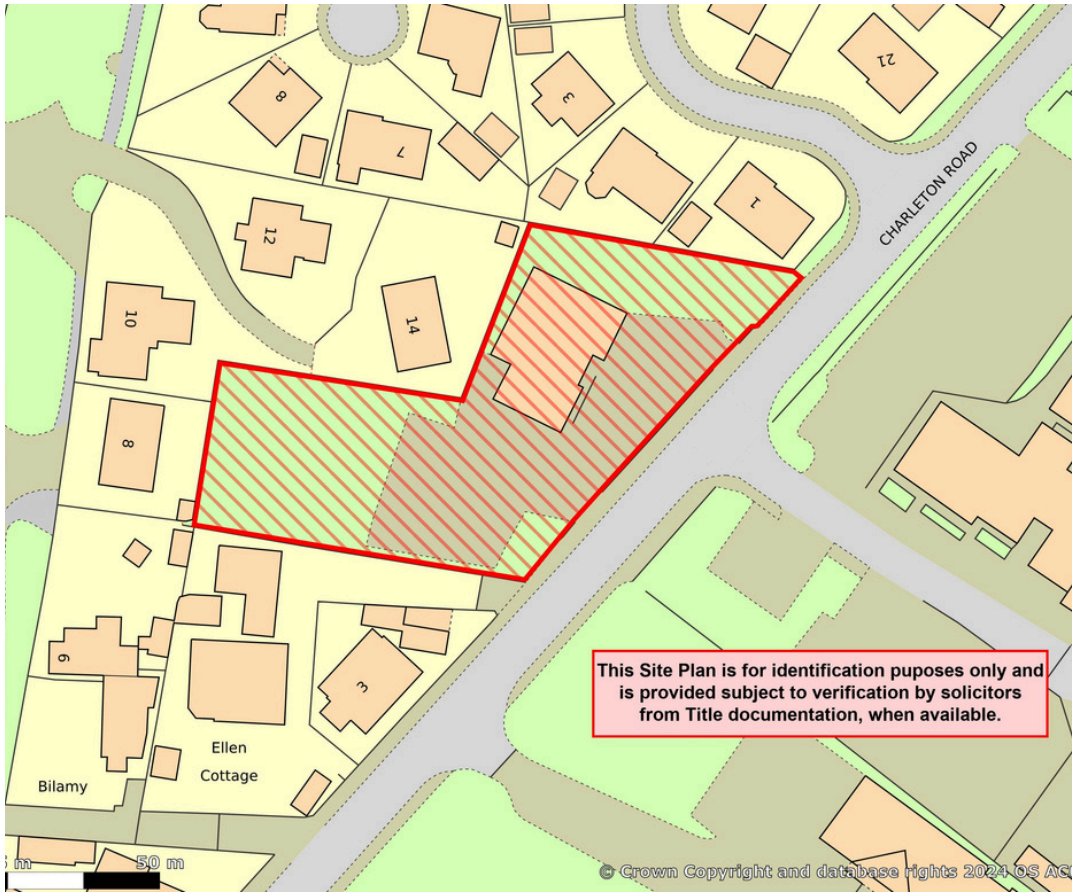
VIEWING ARRANGEMENTS

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



To arrange a viewing please contact:



MAX WALLACE
Graduate Surveyor - Hotel + Leisure
Max.wallace@g-s.co.uk
07881 244 790



KATIE TAIT
Associate - Hotel + Leisure
Katie.tait@g-s.co.uk
07500 423 941

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