FOR SALE/MAY LET

Highly profitable business located on the NC500

GRAHAM SIBBALD



La Mirage Fish & Chip Takeaway and Restaurant

7-9 Dunrobin Street, Helmsdale, KW 8 6JA

Offers in the region of £450,000 - Freehold

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

- **Exceptional opportunity to acquire a highly profitable and well-established fish and chip shop**
- **Prominent, high-visibility frontage in a busy town along the ever popular NC500 route**
- **Fully turnkey operation with an established restaurant area, strong reputation, and loyal repeat clientele**
- **Offering an extensive range of freshly prepared takeaway options alongside a succesful dine-in restaurant**
- **Presented in true walk-in condition with an outstanding reputation and consistent repeat trade**



INTRODUCTION

La Mirage is a much-loved restaurant and takeaway business in the heart of Helmsdale, a picturesque coastal village in Scotland's iconic North Coast (NC500) tourist route. This is a rare opportunity to acquire a thriving, profitable hospitallity business with strong holiday-season and year-round trading potential.

Situated on a prominent corner on Dunrobin Street in central Helmsdale. La Mirage has excellent visibility and footfall from both local residents and visitors exploring the NC500. Helmsdale's Coastal charm and outdoor attractions make it a popular stop-off point for travellers.

Fitted with modern, State-of-the-art Kitchen - the unit is turnkey and would appeal to a wide range of potential occupiers. There is ample stores and prep areas to the rear of the property.

As the current owners prepare to step aside to focus on new ventures, this fully turnkey restaurant and takeaway represents a compelling acquisition opportuity. It would be perfectly suited to an ambitious owner-operator eager to run a successful busines, a hospitality group looking to strengthen it's foot print in the Highlands, or an investor seeking a proven and well-established food and beverage enterprise in a sought-after tourist location.

ACOMMODATION SUMMARY

The accommodation can be summarised briefly as follows:-

Public Areas

- Entrance Vestibule
- Restaurant (40)
- Takeaway

Service Areas

- Kitchen Area
- Prep Area
- Walk in Fridge
- Store Area

Owners Accommodation

- Living Room
- Dining Area
- Kitchen
- 2 x Bedrooms (First Floor)
- Family Bathroom (First Floor)
- 2 x Double Bedrooms (Second Floor)

TRADE

Further information for the business will be shown to seriously interested parties following a formal viewing.

STAFF

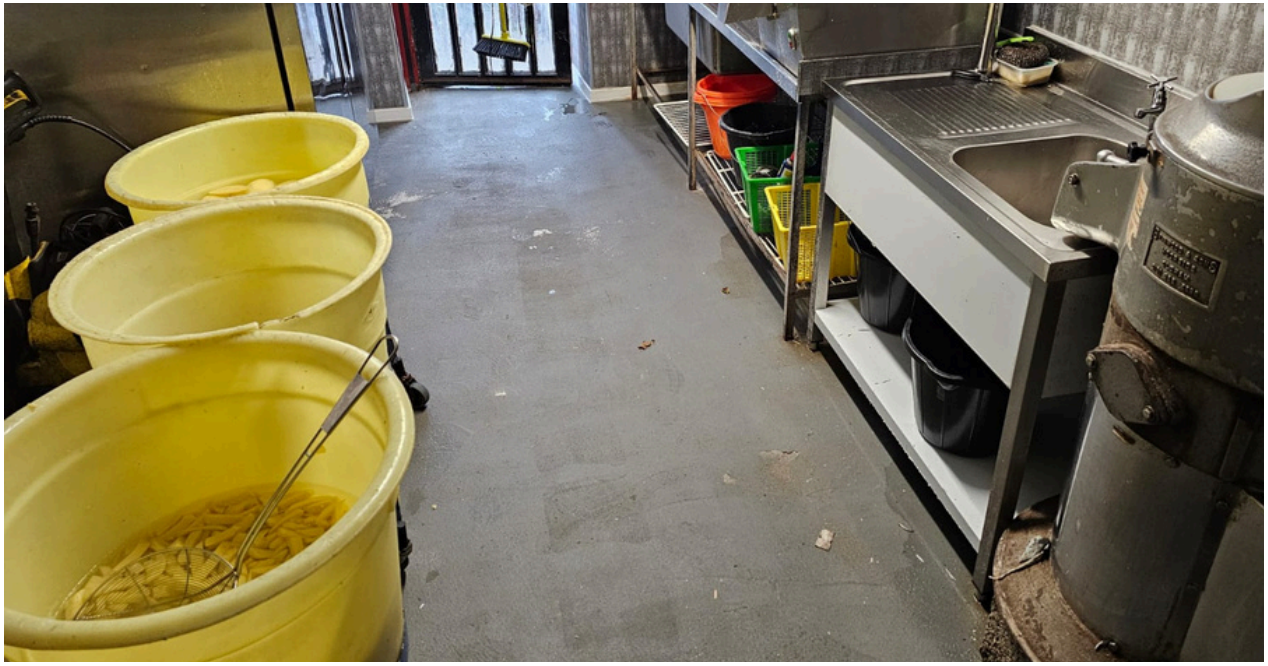
TUPE regulations will apply to all members of staff.

LICENCE

The Premises holds a class 3 licence.









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SERVICE
Mains drainage, electrictyand water are all connected to the property.

ENERGY PERFORMANCE CERTIFICATE
La Mirage - EPC Rating - TBC

RATEABLE VALUE
Rateable Value - La Mirage Restaurant (01-APR-2026) - £15,000

TENURE
Freehold (Heritable outright ownership in the property)

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.

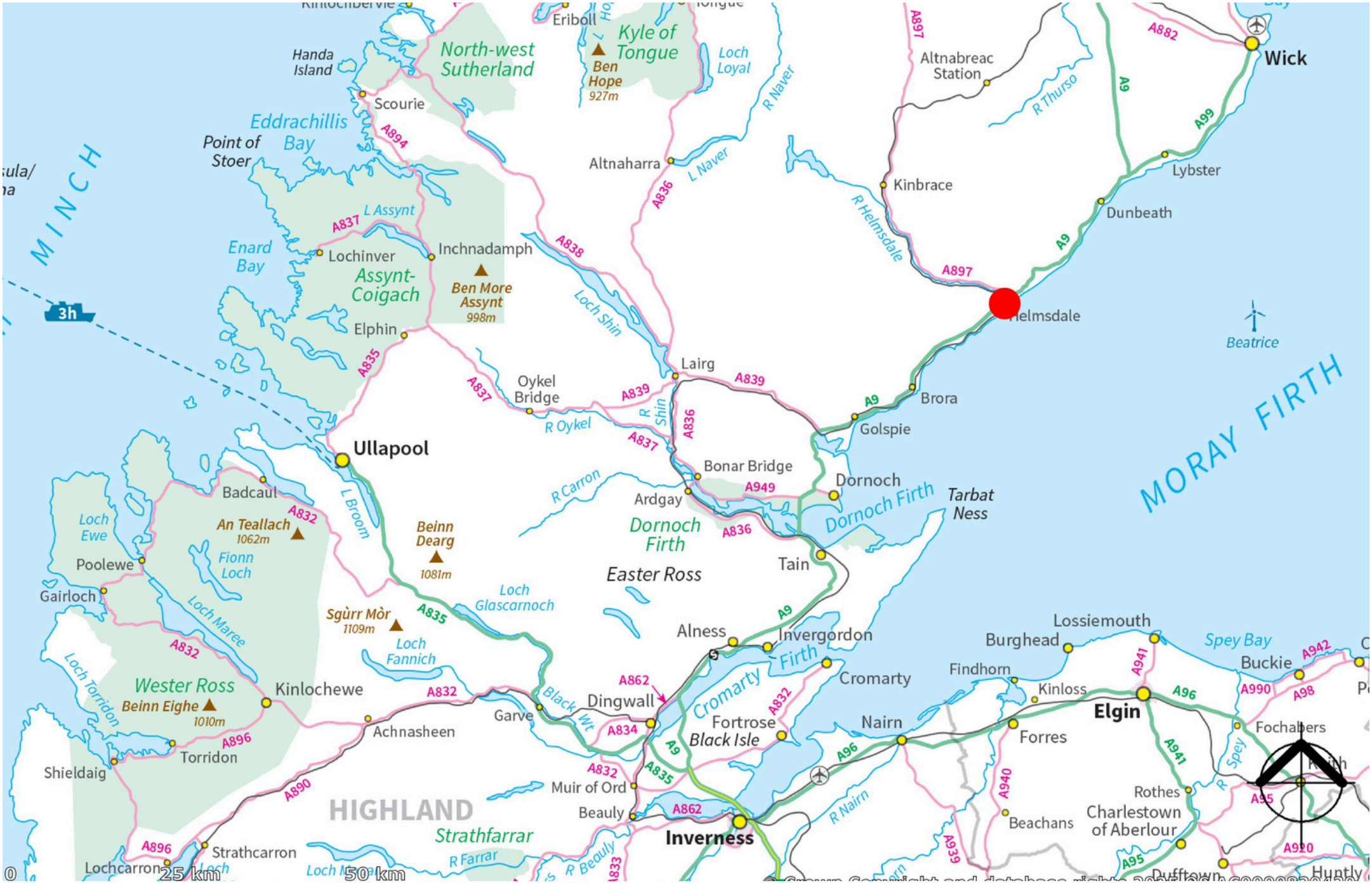
FINANCE/BUSINESS MORTGAGES
Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductons if required










Eriboll
Kyle of Tongue
Ben Hope 927m
North-west Sutherland
Handa Island
Scourie
Eddrachillis Bay
Point of Stoer
Altnaharra
Loch Loyal
R Naver
L Naver
Altnabreac Station
R Thurso
Wick
A882
A9
A99
A897
Kinbrace
Lybster
Dunbeath
R Helmsdale
Helmsdale
Beatrice
MORAY FIRTH
MINCH
3h
L Assynt
A837
Enard Bay
Lochinver
Inchnadamph
Assynt-Coigach
Ben More Assynt 998m
A838
Loch Shin
A894
A836
A835
Elphin
Lairg
A839
Oykel Bridge
R Oykel
R Shin
Brora
Golspie
Ullapool
L Broom
Badcaul
An Teallach 1062m
Loch Ewe
Fionn Loch
Poolewe
Gairloch
Loch Maree
Beinn Dearg 1081m
Sgùrr Mòr 1109m
Loch Glascarnoch
Loch Fannich
R Carron
Ardgay
Bonar Bridge
A949
Dornoch
Dornoch Firth
Tarbat Ness
Easter Ross
Tain
Alness
Invergordon
Cromarty Firth
Lossiemouth
Burghead
Spey Bay
Buckie
A942
A941
A990
A98
A96
Findhorn
Kinloss
Elgin
Cromarty
Fortrose
Black Isle
Nairn
Forres
Fochabers
R Spey
A940
Rothes
Charlestown of Aberlour
Beachans
A95
A920
Dufftown
Huntly
Wester Ross
Beinn Eighe 1010m
Kinlochewe
Achnasheen
Garve
Dingwall
A862
A832
A834
Black Wt
Loch Torridon
Torridon
Shieldaig
A896
A890
Muir of Ord
Beauly
R Beauly
R Nairn
Inverness
HIGHLAND
Strathfarrar
R Farrar
Strathcarron
Lochcarron
25 km
50 km


12.8m
Corner
Kindale
Feranich
Heatherlea
Dunvegan
Picnic Area
Car Park
Hotel
TCB
11.0m
PC
Westgate
13.1m
Rock Halla
TRENTHAM STREET
Garage
Timespan
Heritage
Museum
PO
Ruin
Myosotis Cottage
DUNROBIN STREET
El Sub Sta
25 m
50 m
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PRICE

Offers over £450,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings and equipment, together with the good will 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.

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 agent 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



MARTIN SUTHERLAND
Licenced Trade & Business Agent - Hotel + Leisure
Martin.Sutherland@g-s.co.uk
07768 704 203

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Date published: **October 2026**

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