FOR SALE

Profitable & Popular Licensed Restaurant in Bustling Tourist Town

GRAHAM SIBBALD



Puddingstone Place

120 Main Street, Callander, FK17 8BG

Price on Application - Freehold

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

- **Well-Established, Profitable & Popular Licensed Restaurant in Bustling Tourist Town**
- **In the heart of The Loch Lomond and The Trossachs National Park**
- **Fully Fitted, Turnkey Condition — Ready to Operate**
- **Benefits from 100% Small Business Rates Relief**
- **4-Bedroom Owners Flat**



INTRODUCTION

Puddingstone Place is a fully licensed restaurant located in the popular, bustling, tourist town of Callander. The location is often described as the gateway to the Highlands, historically known as the meeting point between the Highlands and the Lowlands, within the heart of The Loch Lomond and The Trossachs National Park. The hotel is readily accessible to greater Central Scotland and is only approximately one hour's drive from both Glasgow and Edinburgh.

Internally, Puddingstone Place offers two dining areas. The first is the bar dining, with bar servery which can accommodate up to 10 covers. There is also additional dining space for up to 20 covers. The restaurant benefits from a good sized commercial kitchen and prep area to service both dining rooms. Outside there is a fantastic al-fresco dining area, which is very popular with customers during the summer months. The owners flat is located at first floor level and can be accessed on street. There is also internal access to the flat from the kitchen via a spiral staircase. The flat has 4 bedrooms, a family bathroom, lounge, office and kitchenette.

The availability of Puddingstone Place presents a truly wonderful opportunity for a hands-on operator to acquire an established lifestyle business in the heart of one of Scotland's most popular tourist destinations.

THE PROPERTY

The property comprises a restaurant and 4-bedroom flat contained within a two storey stone building with pitch and slate roof. The restaurant is accessed directly on Main Street via a single timber glazed door, the flat has its own, private, access door also directly on street.

ACCOMMODATION SUMMARY

Internally the restaurant accommodation is laid out over ground floor and can be summarised as follows: -

Public Areas

- Bar Dining (10) with bar servery
- Additional Dining (20)

Service Areas

- Kitchen & Prep Area
- Stores

Owners Flat

- 4 Bedrooms
- 2 WCs with Shower
- Lounge
- Office
- Kitchenette

Outside

- Al Fresco Dining (26)

TRADE

Accounts will be provided to genuinely interested parties, preferably after viewing of the property.

STAFF

TUPE regulations will be applicable to all staff, if any.

WEBSITE

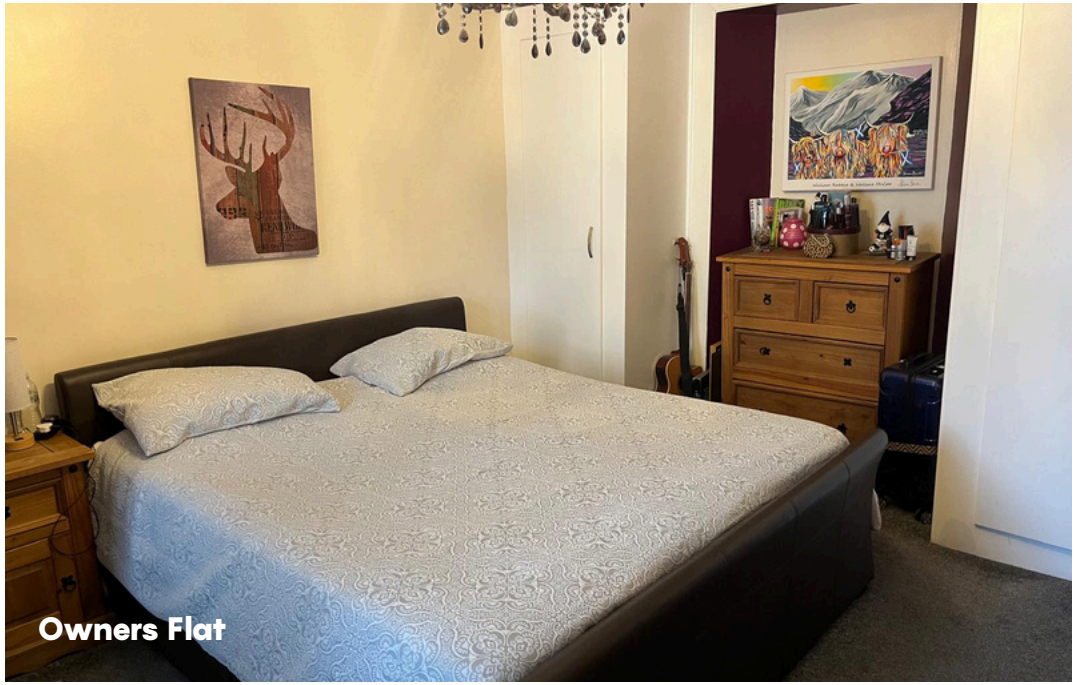
https://www.facebook.com/puddingstoneplace/?locale=en_GB

SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating.






Owners Flat

ENERGY PERFORMANCE CERTIFCATE (EPC)

Puddingstone Place — EPC Rating — TBC
The EPC will be available upon request.

RATEABLE VALUE

Puddingstone Place — Rateable Value - £1,950 (1st April 2026)

The premises benefits from 100% Small Business Rates Relief (SBRR)

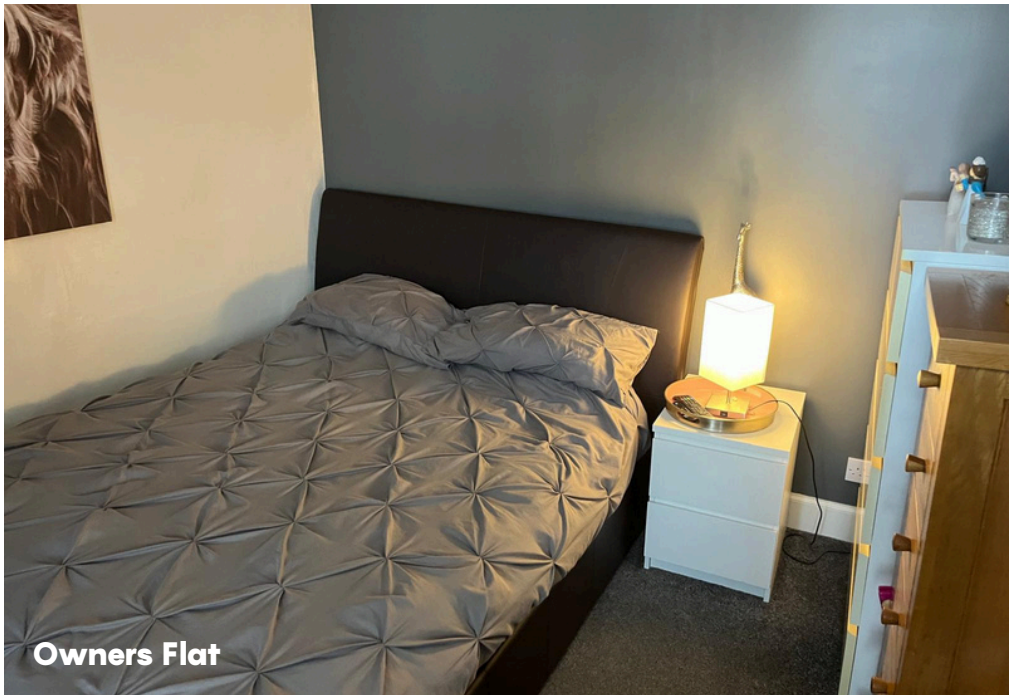
TENURE

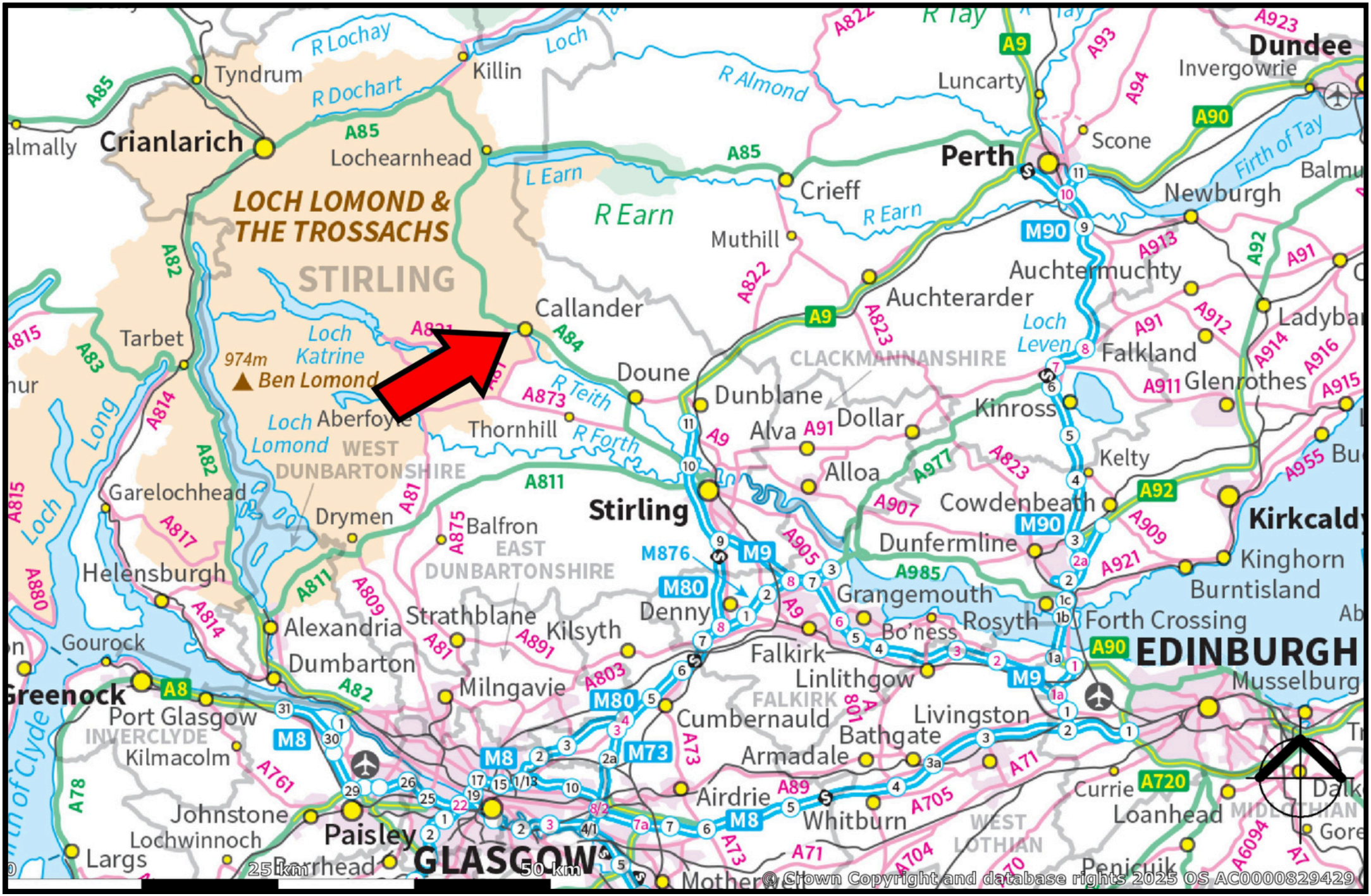
Heritable (Freehold) / Outright Ownership

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.


Owners Flat


Owners Flat



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FREEHOLD PRICE

The freehold price is available on application. The price will include the heritable (freehold) interest in the property, 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.

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.

VIEWING ARRANGEMENTS

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

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



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

GRAHAM SIBBALD

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.

Date published: **October 2026**

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