

The Beach Café + Restaurant/Takeaway Montrose, Angus

Business + Property For Sale

The Beach Café
(Restaurant + Takeaway)
Traill Drive | Montrose
DD10 8EL

Price on Application

Ref: 99737

- A unique and established (30+ years) Beach front café/ restaurant and take-away opportunity
- Spectacular East Facing views over the North Sea
- Comprising Sit-in Café and Kiosk (20), Restaurant (52), Full Commercial Kitchen, + Takeaway Hub (under one roof)
- GIA (Gross Internal Floor Area) c. 196 sq m (2,108 sq ft)
- Ample Free Parking Bays/Car Park/Childrens Play Area (access)
- Evening Trade and Premises Licence possible
- Ideal for Delivery/Take-away options/Full Hot Food Consent



The Beach Café + Restaurant/Takeaway

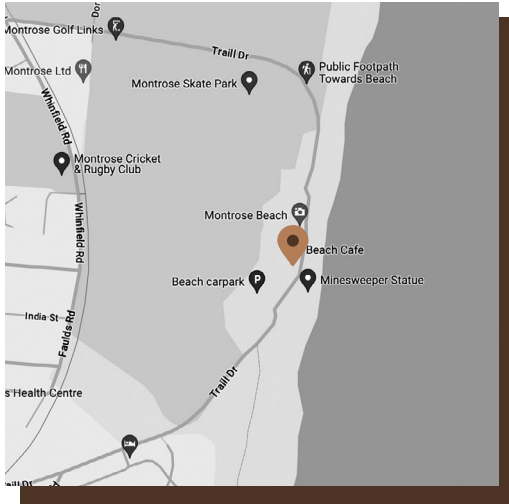
Type: Restaurant/Café/Take-away

Tenure: Freehold

Price: Price on Application

Reference: 99737

EPC Rating: G



Find on google maps



Summary

A unique opportunity to acquire a rare beach front property and long standing business on a favoured part of the North Sea coastline, at Montrose, a popular town positioned almost equidistant between the two North East Cities of Aberdeen and Dundee. Offering a combination of Restaurant, Café, Kiosk and Take-away then there are multiple options to operate day-time/night-time and all year round. The business at present operates only from the Café/Kiosk side and is seasonal but historically it has traded as a restaurant and take-away with family involvement and is well-equipped throughout and in a "turn-key" condition to open the doors and operate on all fronts.

Situation

The town of Montrose sits on Scotland's East Coast midway between the City's of Dundee and Aberdeen and is connected via the A92 Coastal Tourist Route and (A935). It sits some 6 miles off the A90 route between Aberdeen/Dundee and Edinburgh. With a population somewhere between 12,000 + 15,000 the town is one of seven in Angus alone and considered one of the most attractive in the area to live and work. It is involved in the Oil and Gas Sector (given its proximity to Aberdeen) and one of the larger employers in the town is Glaxo Smith Kline (Multinational Organisation).

The towns' beach is popular (one of 48 Blue Flag recommended in Scotland) and easily accessed by road from either side on Traill Drive heading past the golf course on one side and Caravan park on the other. The Beach Café sits at the eastern most point of the circular route with parking to the front, the side and rear of the business.

The Business

Family owned and operated for over 30 years now The Beach Café is a multi-faceted opportunity. With our client retiring and family now dispersed the business is ready for its next chapter and the building, the interior and the current layout allows for a variety of catering options, fully equipped and ready to trade all under one roof and building. Currently the Beach café and Kiosk operates seasonally from March to September serving day-time food and snacks and ice-cream in the main for families that visit the beach and its surrounding facilities (play area, sand park and water park) with the real investment value being in the adjoining restaurant and take-away offering any operator a chance to trade all day and throughout the year with over 2,000 sq ft of trading space with minimal inward investment required. A full inventory of fixtures and fittings will be supplied.



Services

The property benefits from full mains electricity, water and drainage and bottled gas (if required). There are ladies and gents and disabled/baby toilet facilities.

Tenure

Freehold

Rates

We are advised by the Scottish Assessors website saa.gov.uk that the Rateable Value for the premises is quoted as £6,300 per annum. At this level there are no rates payable as it falls well below the current threshold determined by the Scottish Government where small business rates apply.



Viewing

No direct approach may be made to the premises during trading hours and all appointments therefore should be made via the agent, The Restaurant Agency.

Alan Goldie

- 07850 161373
- 0131 441 2663
- info@therestaurantagency.com
- therestaurantagency.com

Alternatively arrange via the website

Organise a viewing



AML: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force in June of that year. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser or purchasers will need to provide (as a minimum), proof of identity and residence and evidence of funding source."

Disclaimer: The Restaurant Agency advises that these sales particulars are set out as a general guide to the property or business to assist a prospective purchaser or tenant and are intended for people familiar with commercial property transactions. We recommend taking independent business advice before proceeding with any purchase. Details are given without any responsibility and any intending purchasers or tenants or third parties should not rely on these as statements or representations of fact, but must satisfy themselves via inspection or otherwise as to their correctness. Dimensions where given are approximate and any financial statements are provided on behalf of the client by The Restaurant Agency who cannot therefore offer any guarantee of their accuracy and accordingly shall not be liable for any loss incurred from any omissions. No person in the employment of The Restaurant Agency has any authority to make any representation or warranty whatever in relation to this property. Date of Publication - **September 2024.**