



Cavens Arms

- 2025 Turnover - c.£1.1m
- Award Winning Bar & Restaurant
- Fully Fitted Commercial Kitchen
- Owner's Accommodation
- Large Beer Garden
- Energy Rating G

20 Buccleuch Street, Dumfries, DG1 2AH

Freehold: Offers Over - £375,000

Ref: 6854037

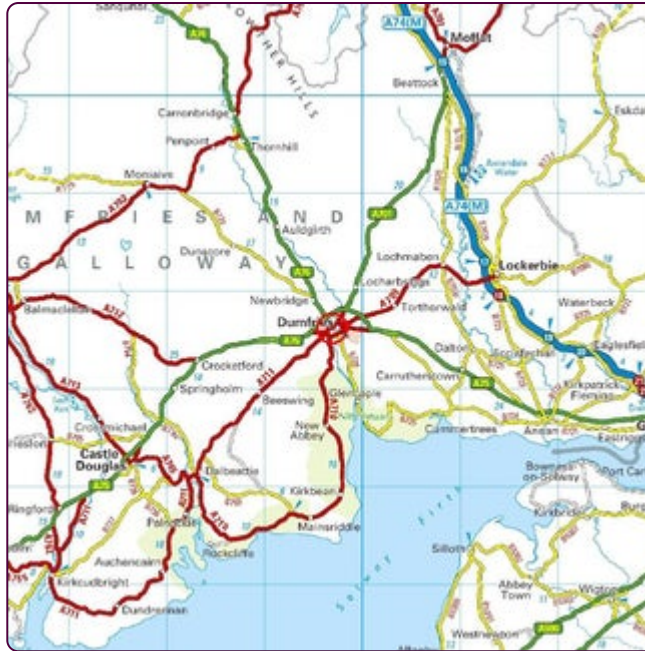
LOCATION

Dumfries is a historic town located in the southwest of Scotland. Its town centre, often referred to as Dumfries Town Centre, serves as the heart of the community and features a mix of historical and modern elements.

Cavens Arms is situated on Buccleuch Street surrounded by other businesses such as cafes, restaurants, bars and retail outlets.

Dumfries Railway Station is also located within the centre of the town and provides travel to Glasgow, Carlisle and Ayr.

Tourists who visit the area can enjoy a variety of attractions such as Robert Burns House, Devorgilla Bridge and Dumfries and Galloway Aviation Museum. Dumfries is surrounded by countryside and nature and is therefore popular for cycling and hiking.





THE OPPORTUNITY

An excellent opportunity to acquire a well performing business situated in the heart of Dumfries. The business has built a great reputation welcoming both locals and tourists over the last 20 years, our client is now keen to exit for a genuine retirement.

The business currently trades as a traditional award winning bar and restaurant, with over 15 real ale CAMRA awards, offering dishes ranging from seasonal Scottish specials to award winning fish and chips, all prepared by a team of well-established skilled chefs.

Cavens Arms boasts exceptional reviews across online platforms such as Google, TripAdvisor and Facebook.

DESCRIPTION

An excellent opportunity to acquire a well performing bar and restaurant in the centre of Dumfries.

Our clients have owned the business for over 20 years and are now looking to genuinely retire from the trade.

Cavens Arms would be well suited to an owner operator or could compliment an existing portfolio due its high level of turnover.

INTERNAL DETAILS

The bar and restaurant is situated at ground level and can accommodate for around 120 via a mixture of moveable tables and chairs, with a large bar to the left and rear of the property. A staircase from the restaurant leads to a modern and spacious five bed owners flat with kitchen/dining, living room and bathroom.

Located at lower ground is a fully fitted commercial kitchen, boiler room, cellar and office. Male and female toilets are also situated on this level with a disabled toilet within the main restaurant area. Access to the sheltered smoking area is also provided from this area and accommodates c.30 seated.

FIXTURES & FITTINGS

All fixtures and fittings are included within the sale (excluding any personal items).

STAFF

All employees will transfer with the sale under TUPE.





TRADING HOURS

Monday - 3.00pm to 10.30pm (kitchen closed)

Tuesday - 12.00pm to 10.30pm (food served 12.00pm to 8.00pm)

Wednesday - 12.00pm to 11.30pm (food served 12.00pm to 8.00pm)

Thursday - 12.00pm to 10.30pm (food served 12.00pm to 8.00pm)

Friday - 12.00pm to 11.30pm (food served 12.00pm to 8.30pm)

Saturday - 12.00pm to 11.30pm (food served 12.00pm to 8.30pm)

Sunday - 12.30pm to 10.30pm (food served 12.30pm to 7.30pm)

TRADING INFORMATION

Full Trading Profit & Loss Accounts will be provided to seriously interested parties after a formal viewing.

OWNER'S ACCOMMODATION

A modern and spacious five bedroom flat located over first and second floor with kitchen/dining, living room and bathroom.

Owner's car parking space to the rear.

The flat was recently valued at £150,000.

REGULATORY

Premises License

EXTERNAL DETAILS

A terraced two storey property of stone construction with attic.

There is a large sheltered beer garden to the rear which can accommodate for around 30.

On-street parking is available nearby on a first come first served basis.

BUSINESS RATES

The Rateable Value is £75,000 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the local Authority.



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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