

Ski-ing Doo Restaurant & Bar

- Trading Since 1982 / Annual Rent £41,000
- High Footfall Tourist Area
- Trading Over Two Floors
- Busy Town Centre Location
- Fully Fitted Commercial Kitchen
- EPC Rating C

9 Grampian Road, Aviemore, PH22 1RH

Leasehold: £10,000 Fixed Price

Annual Rent: £41,000

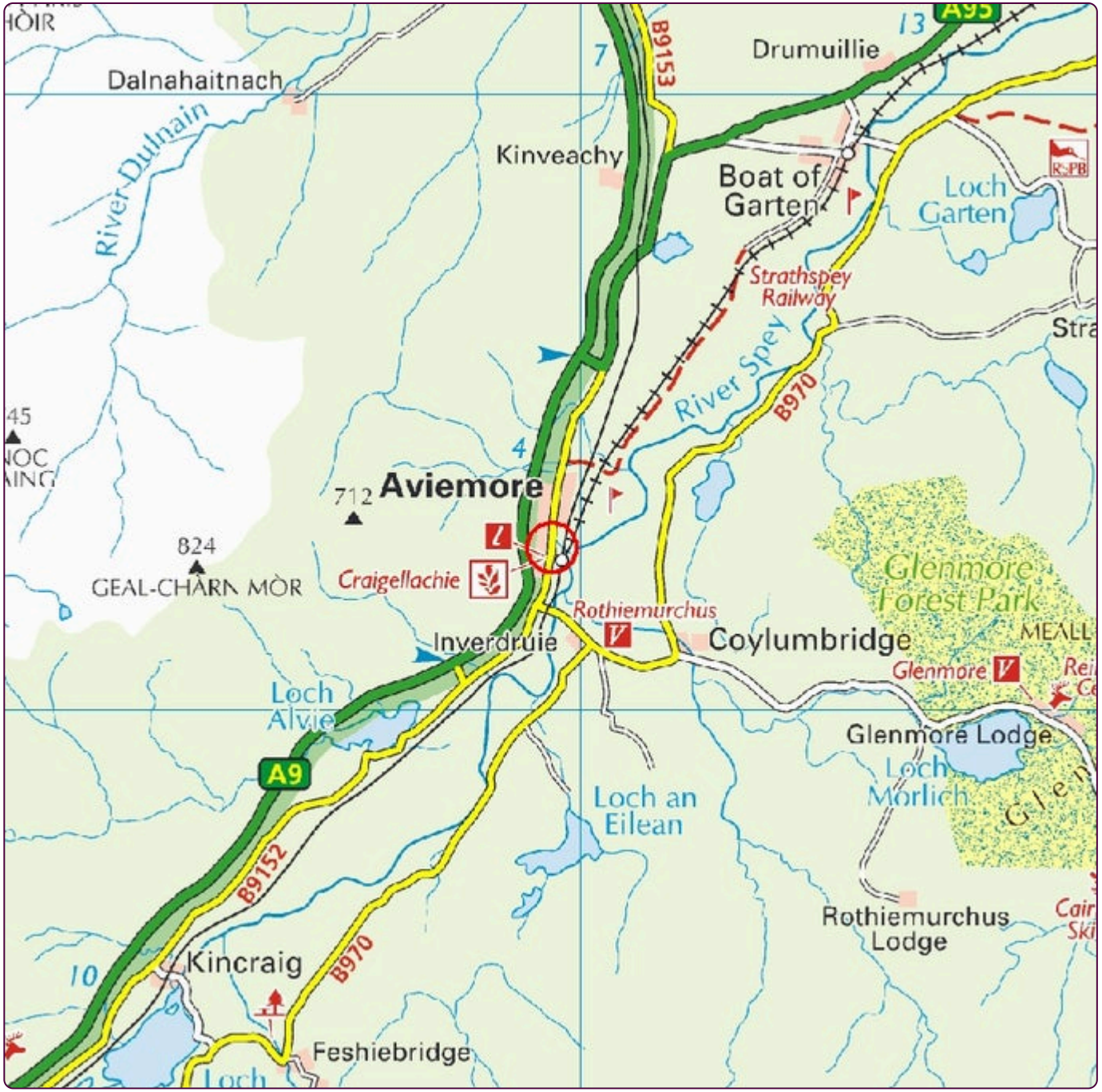
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LOCATION

Situated in the Cairngorm Mountains in the Scottish Highlands, Aviemore is renowned for being an active ski resort offering year round attractions for tourists.

Aviemore is easily accessible via the A9 trunk road and also has excellent rail links with the main line between Edinburgh and Inverness passing through Aviemore.

The business is situated on Grampian Road in the Myrtlefield complex to the north end of Aviemore town centre. The Myrtlefield complex is a mix of retailing outlets including bookmakers, opticians, chemist and a ski & bike hire shop.





THE OPPORTUNITY

A fantastic opportunity to continue 30+ years of trading history in the iconic Ski-ing Doo Restaurant & Bar with traditional and quirky interior and filled with years of memorabilia and memories from local customers, tourists and visitors to the town.

The Ski-ing Doo is the perfect opportunity for a hands on operator or couple looking to benefit from the rich history and profits in the busy Highland tourist destination of Aviemore. The business is in turnkey condition and ready to trade, no expenditure is required.

DESCRIPTION

A great opportunity to acquire a licensed bar and restaurant situated in a thriving tourist destination. Our clients have operated the business for 10 years and are now selling the lease to focus their attention on other venues.

The quirky wooden decor gives the restaurant and bar a real feel of authenticity, with its historical memorabilia on the walls and ceilings loved by the local trade and repeat custom for all over the world!

INTERNAL DETAILS

The Restaurant

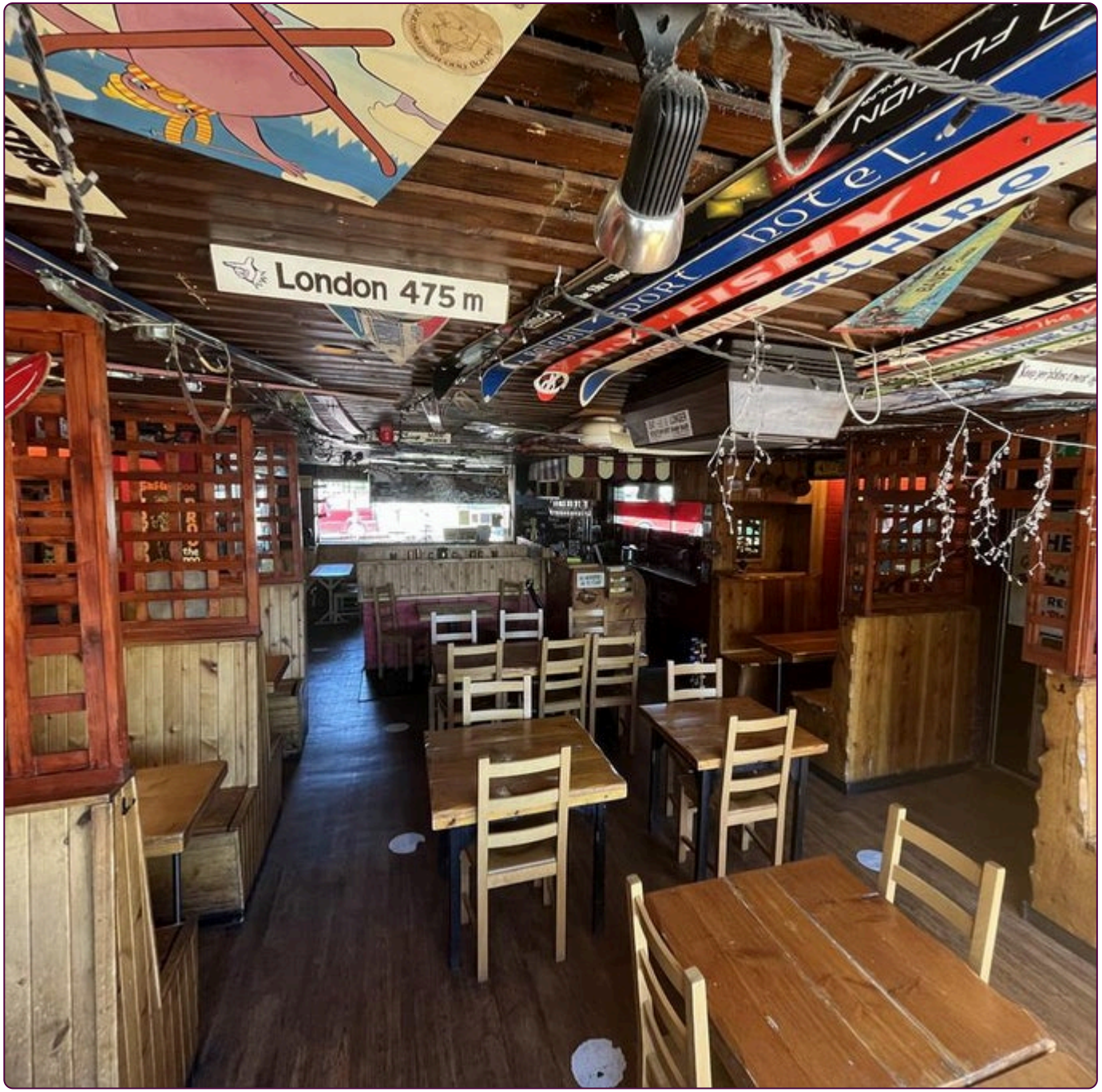
At ground level access there is a traditional restaurant which can accommodate c.37 covers with its quirky wooden booths, mixture of wooden tables and chairs and decorated with Ski memorabilia on the walls and ceiling. A service counter houses the dumb waiter, a coffee machine and ample storage space for day to day service.

Access to the lower floor is via the internal staircase and an external staircase to the rear of the building.

The Doo Below Bar

The bar is well laid out with a central bar servicing both sides of room. Large wooden booths continue the them from the restaurant, with space for c.60 customers. A small stage area to the front of the bar has been created for live music acts that are hosted on a weekly basis. The bar is equipped with ample storage, fridges and draught beer on tap with an excellent sized cellar located to the rear of the bar.

Ladies and Gents toilets are located in the bar area, with a disabled access toilet located to the rear of the bar.








PLEASE USE
HAND RAIL
ON THE LEFT SIDE


SAVE PAPER
ICE-COLD BEER SERVED HERE



TRADING HOURS

Restaurant
Monday to Sunday
12.00pm - 9.00pm

Bar
Sunday to Thursday
4.00pm - 11.00pm

Friday & Saturday
3.00pm to 1.00am

TENURE

The current lease is due to expire in May 2032.

We have been advised by our client that service charges will apply as part of the Myrtlefield Shopping Centre.

FIXTURES & FITTINGS

All fixtures and fittings are included in the leasehold sale apart from any personal items.

REGULATORY

Premises Licence
Class 3 consent

EXTERNAL DETAILS

A number of picnic tables are located outside of the restaurant for customers to enjoy the weather facing the main street.

A small decked seating area is located to the rear with its own main entrance. There is a large customer car park to the rear that is shared by other businesses.

STAFF

Business currently closed. No staff to transfer.

TRADING INFORMATION

Trading information will be provided after a formal viewing has taken place.

BUSINESS RATES

The Rateable Value as at 1 April 2023 is £22,000. Confirmation of actual rates payable can be obtained from the local Authority.



DEBT & INSURANCE ADVISORY

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CONTACT

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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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