Chalmers Filmhouse

- Situated in Traditional Seaside Town
- Currently operating as a successful Cinema
- Development Potential (subject to PP)
- Restaurant available separately (£15,000 PA)
- On-street Parking
- Energy Rating D

Queens Drive, Arbroath, DD11 1QD

Freehold: Offers Over - £450,000

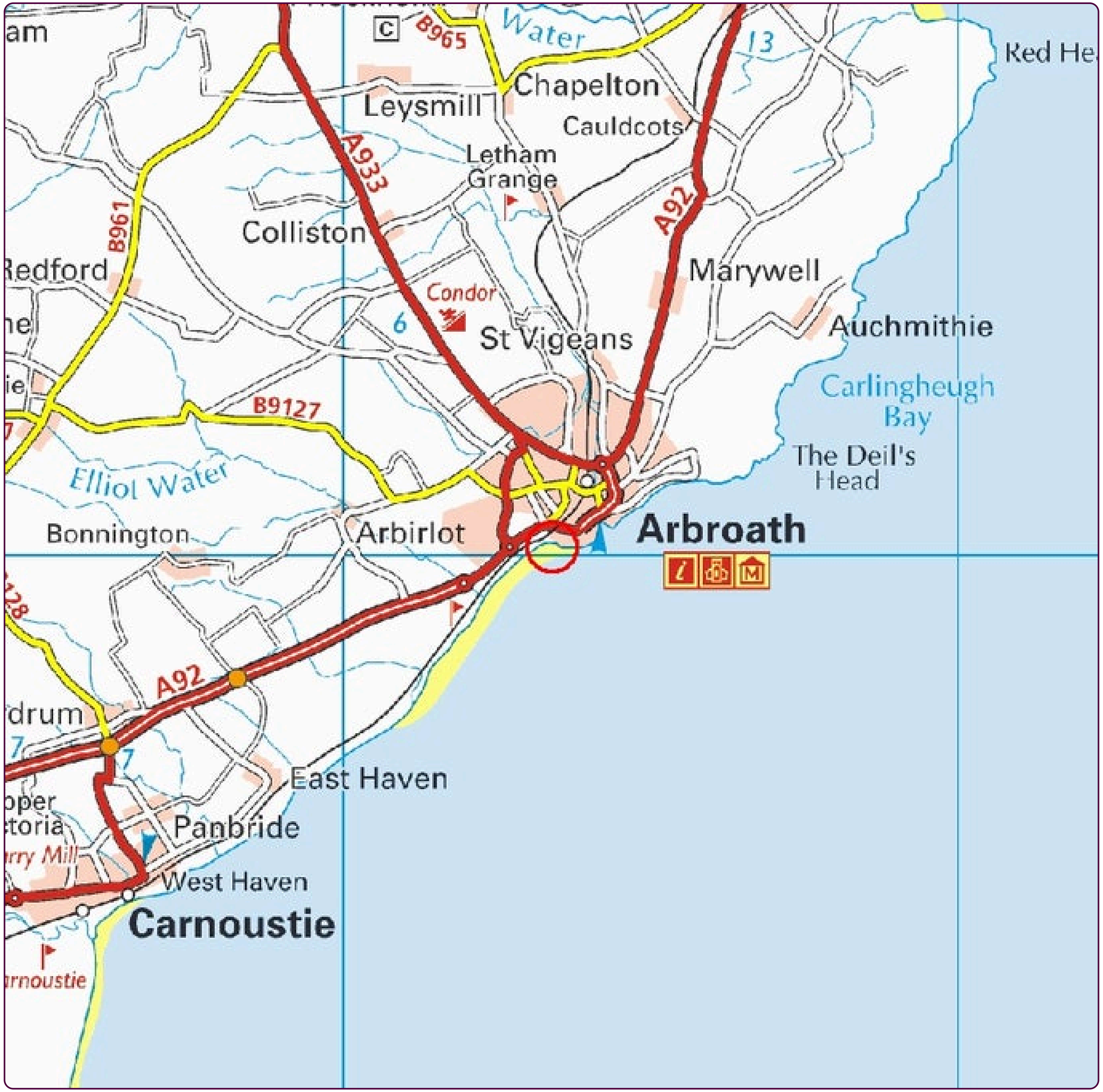
Ref: 5254994

LOCATION

The business is situated in the historic town of Arbroath being 54 miles south of Aberdeen and around 17 miles north of Dundee.

Arbroath has a strong connection to the fishing industry and is well known for their speciality dish 'Arbroath Smokie'. The town has a population of around 24,000 and is very popular with tourists due to the nearby landmarks such as Arbroath Abbey, which was founded in the 12th Century, and is renowned for its red sandstone ruins. There are several beaches which are especially popular during the summer months.

The local train station is located within the heart of the town and forms part of the Dundee to Aberdeen line.



THE OPPORTUNITY

Our client has owned the business for around nine years and is now looking to sell due to retirement. The business trades well as a cinema and is very popular with locals and tourists however, given it's waterfront location, it could also lend itself to other developments such as residential apartments (subject to planning consent).

The vacant restaurant which is adjoined to the cinema is not trading at present due to the way our client chooses to manage the business thus presenting opportunity for a new owner to generate extra income from what is already being generated from the existing business.

Chalmers Filmhouse boasts excellent reviews across Google, TripAdvisor and Facebook with a following of over 9,000. Films can be booked via our clients website - https://www.chalmersfilmhouse.co.uk/now-playing.

DESCRIPTION

A great opportunity to acquire an existing cinema business which has huge potential for development (subject to local consent). Our client has owned the property for nine years and is now retiring.

INTERNAL DETAILS

The business trades from the ground floor and has been decorated throughout as a modern cinema with four screens, the total size of the property is 1,239m3. There are customer seating areas, confectionery stands, male and female toilets as well as ample storage.

To the rear is a self-contained fully equipped restaurant which can comfortably accommodate for around 40 seated.

FIXTURES & FITTINGS

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

EXTERNAL DETAILS

A semi-detached single storey property built of stone construction. The land to the rear could also be developed or converted to a beer garden to compliment the existing business.

Free on-street parking is also available.

STAFF

All employed staff will transfer to new ownership under TUPE.

TRADING INFORMATION

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

BUSINESS RATES

The Rateable Value is £10,500 as of 1 April 2023 (as of 1 April 2026 - £9,600).

Confirmation of actual business rates payable should be obtained from the local Authority.

REGULATORY

Premises License

OTHER PROPERTY

The restaurant which previously traded as Milimia Pizza is available separately by way of a new lease.

FRI, £15,000 per annum. Length of lease is negotiable.

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

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

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