



THE OLD BREWHOUSE

1 High Street, Arbroath, DD11 1BH

FREEHOLD: OFFERS OVER - £725,000 | REF: 5254997

LOCATION

The Old Broomhouse is situated in the historic town of Arbroath, 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

A unique opportunity to acquire a well performing business that has been owned and operated successfully for the last 17 years. Our clients are now looking to genuinely retire.

The Old Brewhouse is extremely popular with locals and visitors to the area and has gained a great reputation over the years for it's fine homemade food which is served seven days a week.

The business has predominantly run under management however, the opportunity would be suited to a couple or chef going forward. There is certainly opportunity for further growth although does very well at present.

Accommodation can be booked on line via their website **Old Brewhouse Arbroath** and booking.com. The business also has over 4,000 followers on Facebook. In terms of customer feedback, The Old Brewhouse boasts exceptional reviews across Facebook, Google and TripAdvisor.

DESCRIPTION

An excellent opportunity to acquire a profitable bar and restaurant which is nestled on the edge of the old harbour in Arbroath. Our clients have owned the business for over 17 years and are now selling due to retirement.

The Old Brewhouse has a fantastic reputation with locals and visitors and there is no doubt that an ingoing purchaser could grow the business further.

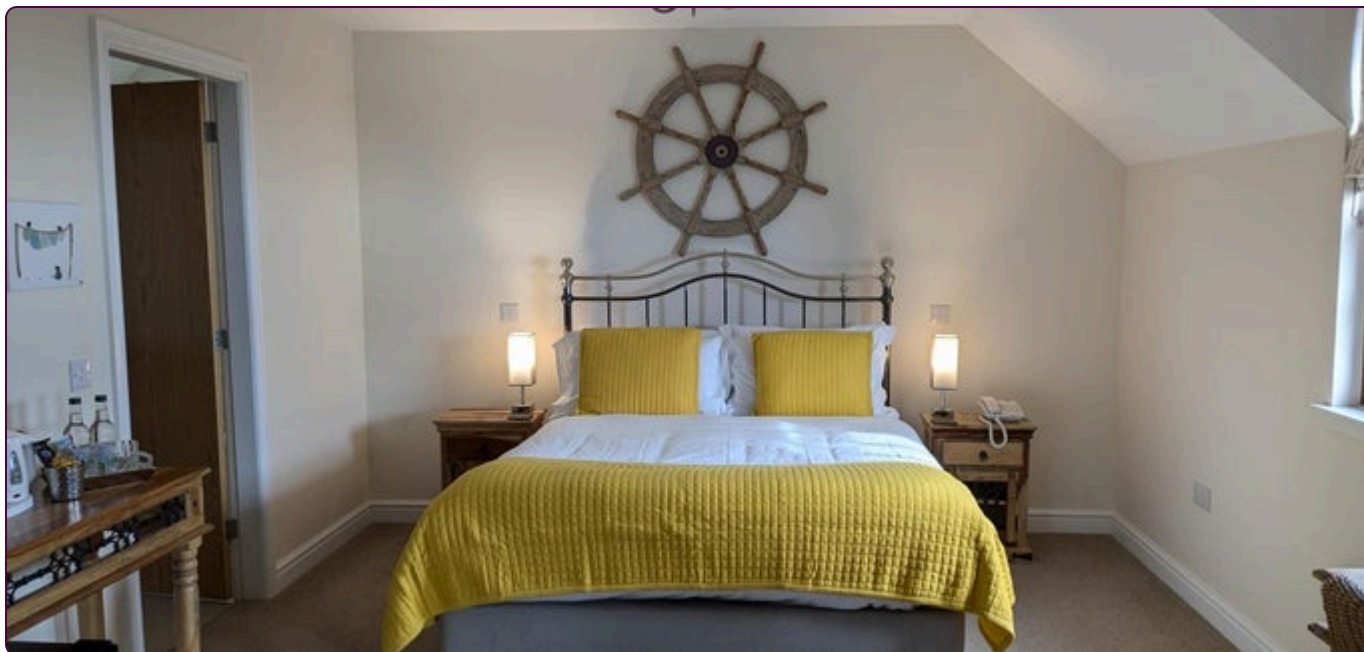


INTERNAL DETAILS

A single door to the front leads to the main restaurant area which has been tastefully decorated with wood panelled walls and an exposed wooden beam ceiling. To the left, and rear, of the room is the main bar with moveable tables and chairs which can accommodate for around 50, with additional seating for around 20 comfortably situated to the right of the room.

A fully equipped commercial kitchen is located on the ground floor and just off the main restaurant area. Male and female toilets are also located to the rear with a small corridor providing access to an additional lounge which can seat around 26.



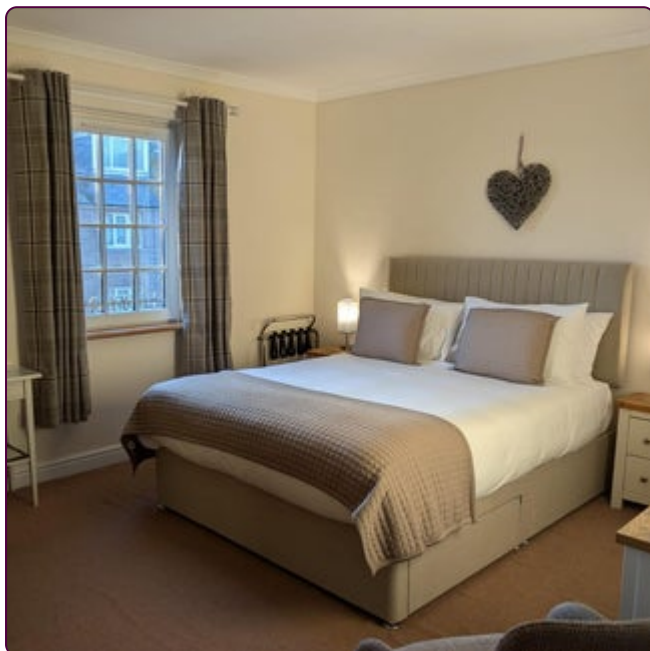


TRADING HOURS

Monday to Sunday
9.00am - 10.00pm

FIXTURES & FITTINGS

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



LETTING ACCOMMODATION

There are five ensuite letting rooms on the first floor. Four of the rooms offer stunning sea views and have been individually furnished with all the comforts of a luxury hotel.

The Captains Cabin which is a terraced self-contained property adjacent to the Old Brewhouse, on Seagate, offers twin bed accommodation.

EXTERNAL DETAILS

A two storey end terraced property with a pitched and slated roof.

A small beer garden/sitting area is located to the front and can accommodate for around 20 seated.

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

TRADING INFORMATION

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

BUSINESS RATES

The Rateable Value as at 1 April 2023 is £30,500.
Confirmation of actual rates payable can be obtained from the local Authority.

REGULATORY

Premises Licence





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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INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

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:



TONY SPENCE

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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.

