

SPEYSIDE TRUST RESTAURANT & CAFE

Badaguish, Aviemore, PH22 1AD

TO RENT: £20,000 ANNUAL RENT: £45,000 | REF: 5265459

CHRISTIE & CO

Regulated by RICS

christie.com

KEY HIGHLIGHTS

- Fully Licensed Restaurant, Cafe & venue
- 120 Cover Restaurant with Flexible Layout
- Heart of the Cairngorms
- Established Visitor Destination
- Multiple Income Streams
- Rare Leasehold Opportunity | Annual Rent - £45,000 | EPC Rating C

DESCRIPTION

The restaurant and cafe occupy a prominent position within the established Badaguish Outdoor Centre, a unique visitor destination set amongst the spectacular woodland and mountain scenery of the Cairngorms National Park.

Operated by The Speyside Trust, Badaguish is recognised as an inclusive outdoor hub, offering accommodation, group facilities and activity space for visitors, community organisations, educational groups and outdoor enthusiasts throughout the year.



LOCATION

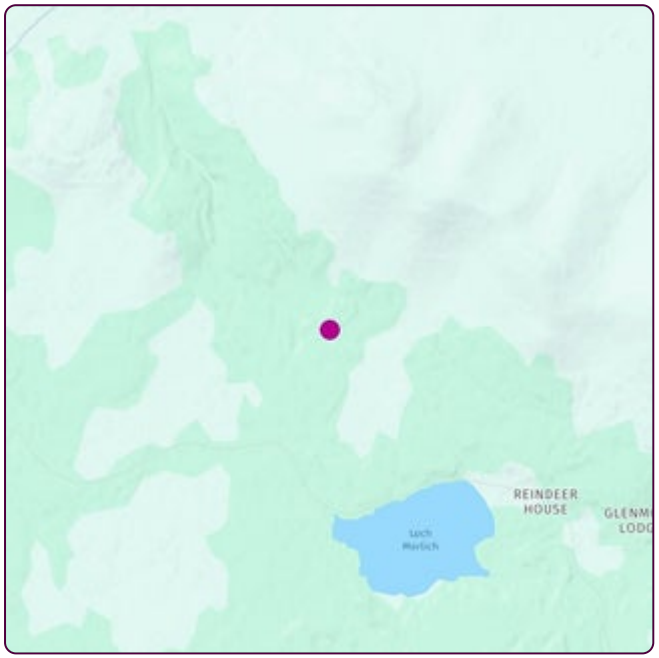
Badaguish is situated within Glenmore Forest Park in the heart of the Cairngorms National Park, approximately four miles east of Aviemore and midway between Aviemore and Cairngorm Mountain.

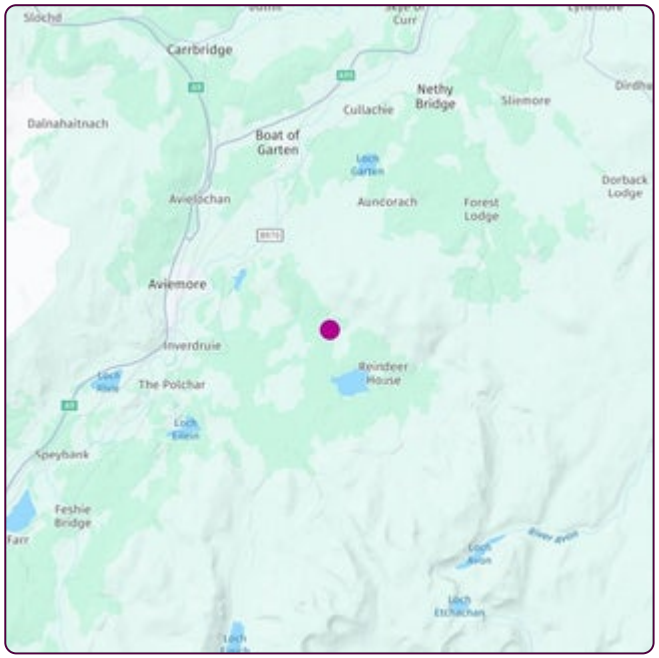
The property enjoys a secluded woodland setting extending to approximately 1.5 miles from the main Glenmore Road, with direct access to extensive walking, cycling and outdoor recreation trails.

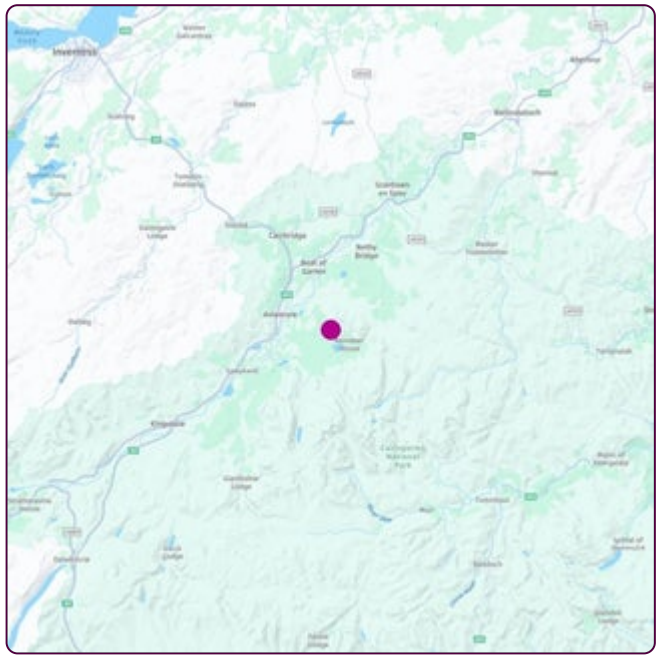
The Cairngorms National Park is one of the UK's premier visitor destinations, attracting outdoor enthusiasts, families, activity groups and international tourists throughout the year. Aviemore acts as the tourism hub of the National Park, welcoming in excess of one million visitors annually and providing a gateway to skiing, mountain biking, hiking, watersports and nature tourism.

Nearby attractions include:
Loch Morlich and its popular beach and Watersports Centre
Cairngorm Mountain Resort
Glenmore Forest Park
Rothiemurchus Estate
Cairngorm Mountain Railway
Extensive mountain biking and walking networks
Numerous outdoor activity providers and adventure centres

The location benefits from exceptional year round footfall generated by tourists, outdoor activity participants, holidaymakers and organised groups visiting the wider Cairngorms area.









THE OPPORTUNITY

A genuine lifestyle and business opportunity in one of Scotland's premier tourism destinations.

Badaguish operates as an established outdoor centre and accommodation complex, welcoming visitors throughout the year and benefiting from its unique position between Aviemore and Cairngorm Mountain. The site provides direct access to some of the Highlands' most popular walking, cycling and outdoor recreation routes.

The fully licensed restaurant and cafe offers approximately 120 covers together with private dining facilities, event space and extensive outdoor seating areas.

The separate events space provides an excellent platform for operators seeking to expand into weddings, celebrations, corporate functions, community events and private gatherings.

The property's strategic location within the Cairngorms tourism market also offers significant opportunities to develop an external catering business, capitalising on demand from weddings, sporting events, private functions and outdoor gatherings throughout the Highlands.

INTERNAL DETAILS

The subjects comprise a substantial hospitality operation within the renowned Badaguish Outdoor Centre, located in the heart of the Cairngorms National Park. The premises offer a rare opportunity to lease a fully licensed restaurant, cafe and events facility capable of servicing both the on-site accommodation business and the wider visitor market. The property forms part of the Speyside Trust's established outdoor hub, attracting holidaymakers, activity groups, educational visitors and outdoor enthusiasts throughout the year.

The accommodation comprises:

- Main restaurant with approximately 120 covers
- Dedicated private dining room suitable for exclusive events and functions
- Separate events and meeting room
- Fully fitted commercial kitchen
- Reception and cafe takeaway setup
- Customer WC facilities
- Storage and ancillary accommodation





OWNER'S ACCOMMODATION

Subject to availability, the landlord may be able to provide owner or manager's accommodation on a short-term basis to assist an incoming tenant during the business start-up period. Any such arrangement would be by separate negotiation and cannot be guaranteed as part of the lease.



FIXTURES & FITTINGS

A schedule of fixtures, fittings and catering equipment will be made available to interested parties following viewing.

REGULATORY

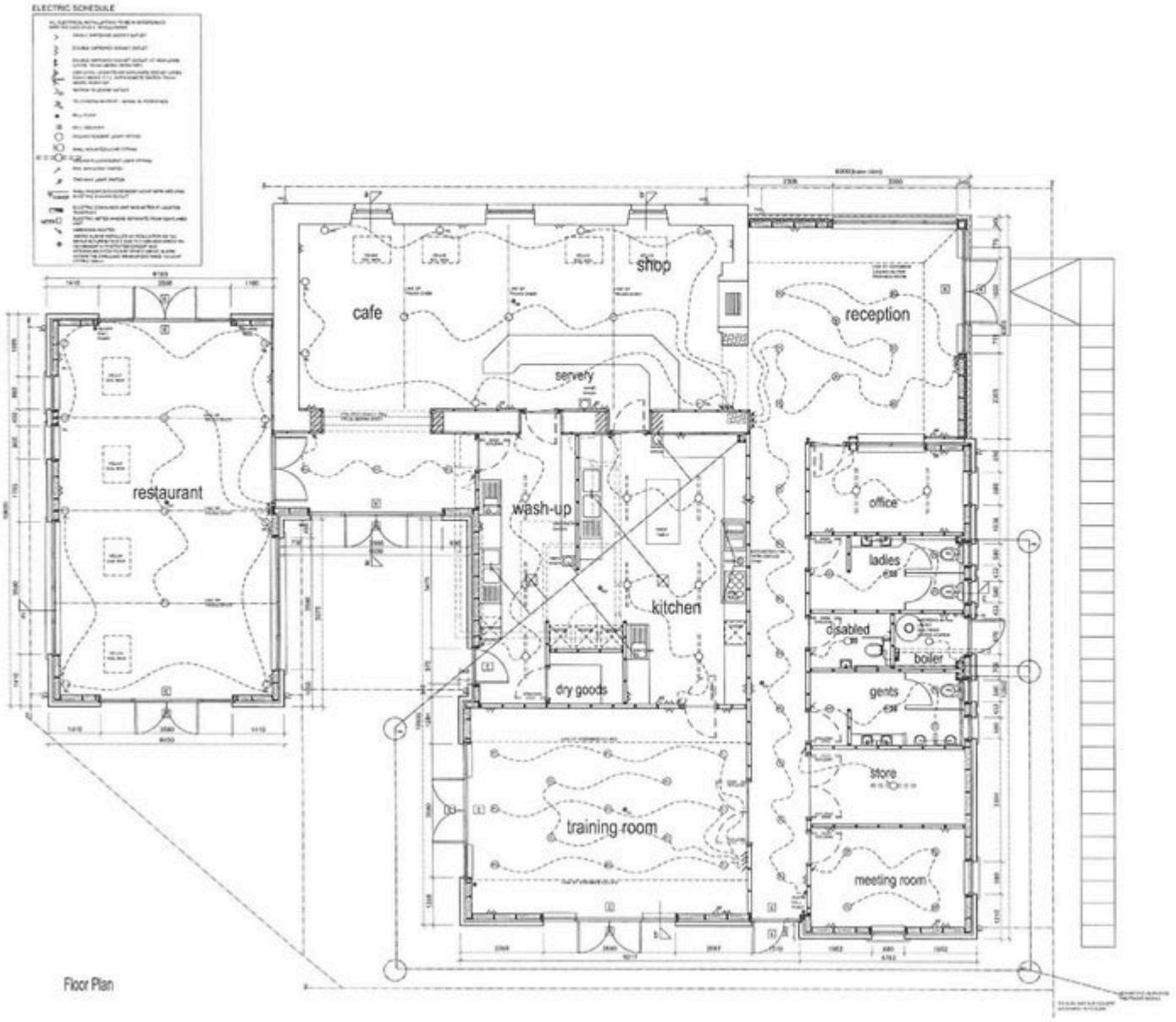
Premises Licence

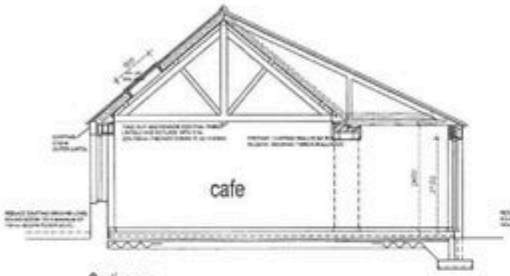
EXTERNAL DETAILS

The property benefits from extensive external areas suitable for alfresco dining, with outdoor tables and seating capable of serving both resident guests and passing trade.

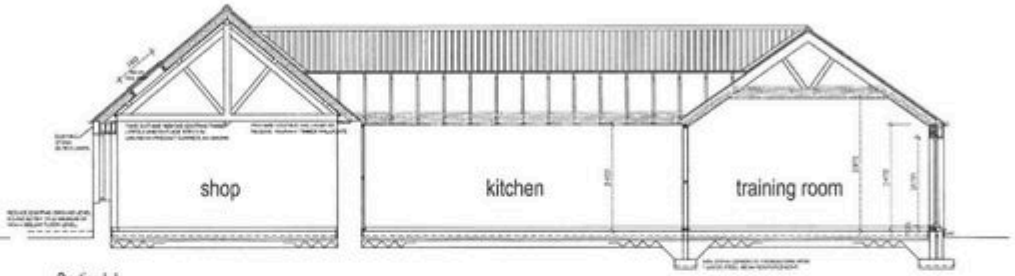
The woodland setting provides an attractive outdoor hospitality environment with opportunities to create a destination food and beverage offering for walkers, cyclists, outdoor activity participants and visitors exploring Glenmore Forest and the wider Cairngorms National Park.




ELECTRIC SCHEDULE
shop
cafe
reception
servery
restaurant
wash-up
office
ladies
kitchen
disabled
boiler
dry goods
gents
store
training room
meeting room
Floor Plan
Bracewell Stirling Architects
Badaguish, Outdoor Centre,
Glenmore, Aviemore.
Bothy conversion to Dining Area & Kitchen.
Working Drawing
Floor Plan
1 to 50
Jan '07
2917/ 100



Section a-a



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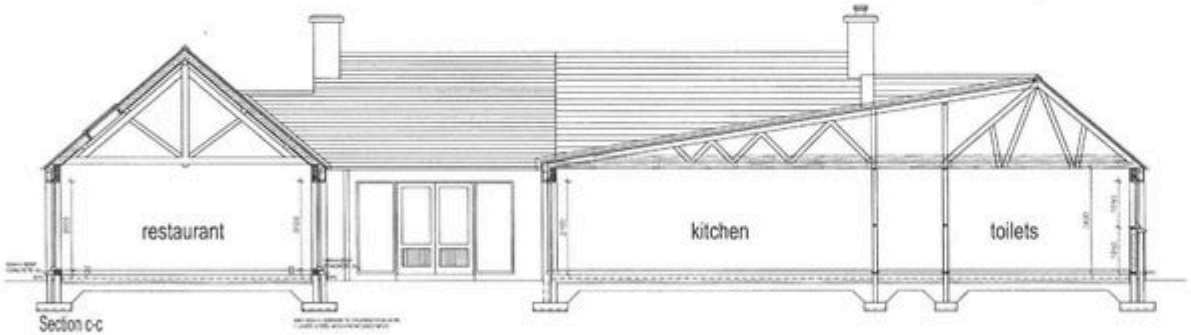

Section c-c

Bracewell Stirling Architects

Badaguish, Outdoor Centre,
Glenmore, Aviemore.
Bothy conversion to Dining Area & Kitchen.

Working Drawing
Sections

SCALE 1 to 50 DATE Jan '07 BY N Mac

DWG NO 2917/ 120 REV

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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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.

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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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