



Inver Inn Bar & Kitchen

- Vacant Pub & Restaurant
- Located near North Coast 500
- Opportunity for Chef/Owner Operator
- Prominent Trading Location
- Fully Fitted Commercial Kitchen
- Energy Rating G

1 Shop Street, Inver, IV20 1SE

Freehold: £160,000

Ref: 5255001

LOCATION

The village of Inver is set in the picturesque countryside of Easter Ross with spectacular views across the Dornoch Firth to the Sutherland Hills. A glorious sandy beach stretches along the coastline with a slipway for fishing or leisure craft. The village has a primary school and village hall that plays host to various groups/activities.

Nearby Tain, some six miles away, is the nearest town, offering a wide range of amenities including a selection of local shops, hotels, primary and secondary schooling and a medical centre. Inver, as a general location, is certainly popular for walkers and field sportsmen with an abundance of local wildlife, trout and salmon fishing opportunities. Golf is another popular activity in the area with a championship standard course in Tain plus the famous Championship Course of Royal Dornoch which is only a short drive away.

Many of the tourists who visit the area are drawn in by an excellent range of castles, distilleries and the locality being an ideal base from which to make a day trip to Loch Ness and visit the Highland Capital itself only 33 miles away.





THE OPPORTUNITY

This is an excellent opportunity for an experienced individual/couple to operate in a prominent and well established business.

No capital expenditure is required and the property is in outstanding condition both internally and externally.

DESCRIPTION

The Inver Inn Bar & Kitchen is a traditional village Inn, in a picturesque setting overlooking Inver Bay which is an inlet off the Dornoch Firth. The property boasts a shoreline location situated between the popular coastal village of Portmahomack and the town of Tain. This region is popular with tourists being an area of natural beauty with stunning beaches and championship golf courses nearby.

The establishment has been very popular with both locals and visitors to the area, offering a wide range of food and drinks. The configuration of the property lends itself to an expansive food and beverage operation which the current owners have exploited that well having built up an excellent reputation for quality cuisine and service. The business has won several awards and is also sitting at No.1 ranking on Trip Advisor for 'Restaurants in the Scottish Highlands', based on customer reviews.

INTERNAL DETAILS

The Inver Inn Bar & Kitchen is a single storey unit of traditional stone construction with extensions. The property mostly sits under a pitched slate roof with some areas finished with metal profile sheet roofing. The modern dining room / lounge has been fully refurbished and is set to free standing tables and chairs accommodating up to 24 diners. With a rustic style wooden bar servery offering a range of taps, optics and chillers, the lounge is supported by relatively new male and female WCs located in the entrance hallway. The public bar is accessed through the same entrance hallway, offering fixed bench seating plus free-standing tables and stools for up to 24 customers.

Off the bar is the staff welfare, baby changing and an adjoining office / store. The business has excellent service facilities and recent upgrades to the business include a modern commercial kitchen with stainless steel worktops and a range of floor and wall-mounted storage units. Appliances include an induction hob with triple electric oven, electric fryers contact grill, double stone pizza oven, commercial microwave and commercial dishwasher with modern strip lighting and a range of ancillary equipment. Also upgraded is a conveniently located beer cellar.

The business has ample storage space throughout and it's understood the loft area could be converted to provide additional space.





DEVELOPMENT POTENTIAL

The external aspects of the property have some excellent development potential subject to planning consents. Planning permission was granted in 2015, now lapsed, to develop out the rear of the Inn converting this area into a two-bedroom owners' accommodation or a self-catering unit.

Further details can be found on the Highland Council Planning website using reference 14/04575/FUL.



FIXTURES & FITTINGS

All fixtures and fittings are included in the sale apart from any items personal to our clients.

TRADING HOURS

Monday to Wednesday
Closed

Thursday to Sunday
12.00pm to 11.00pm

REGULATORY

Premises Licence

EXTERNAL DETAILS

The Inver Inn Bar & Kitchen has a fully licensed external seating area which is laid to gravel and is currently set with six picnic tables, providing 24 covers. There is capacity to add to this number.

To the rear of the property is a large single garage (9m x 18m) which offers overspill storage for the business and also houses some of the fridges and freezers. There is also a separate locked outside shed for food storage.

There is ample parking available to the front of the property.



STAFF

No Staff, now vacant.

TRADING INFORMATION

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

BUSINESS RATES

The Rateable Value as of 1 April 2023 is £5,000.

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



DEBT & INSURANCE ADVISORY

FINANCE

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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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