

VACANT RESTAURANT

42 Main Street, Campbeltown, PA28 6AD

LEASEHOLD: £15,000 ANNUAL RENT: £25,000 | REF: 6863616

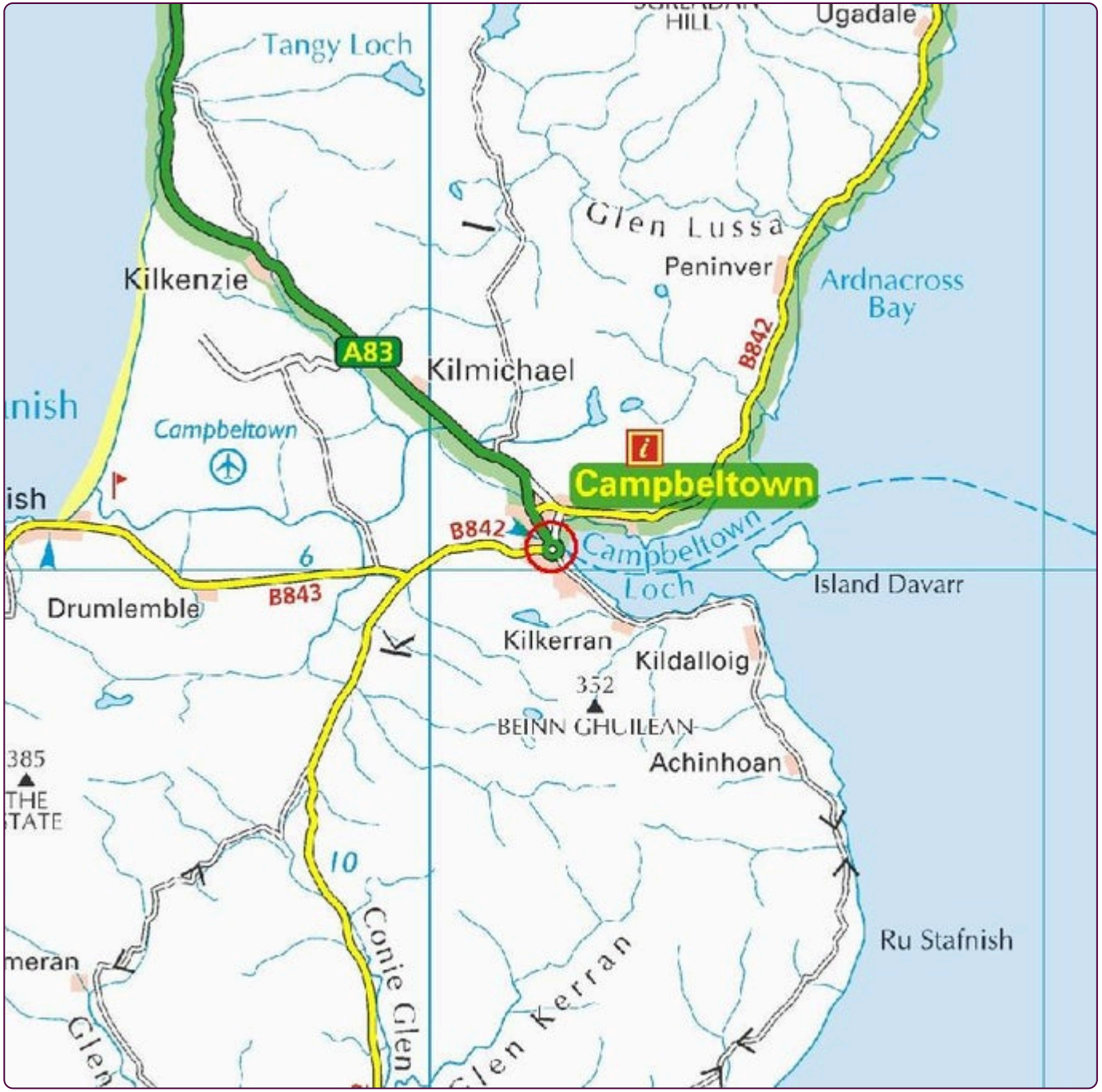
LOCATION

The restaurant is situated on the Main Street in Campbeltown which is located within the Argyll and Bute local Authority area on the Scottish west coast. It sits towards the bottom of the Kintyre peninsula on the west coast of Campbeltown Loch, at the end of the A83. The current population is c.4,600 though this can increase during summer months. The town is famously known as one of five Whisky regions of Scotland with over 30 distilleries in the region, there are three distilleries in the wider town area with planning recently approved for three new distilleries incorporating a museum, visitor centre and retail.

The area benefits from four golf clubs. The Machrihanish Golf Club, an 18 hole Championship course around five miles east of Campbeltown, and the Machrihanish Dunes Golf Club attract golf tourism as a growth sector. Planning permission has been granted for the construction of a fifth golf course, which will develop the golf tourism further.

The town hosts the annual Mull of Kintyre music festival and other popular well attended events such as the The Annual Campbeltown Malts Festival, Mull of Kintyre MOK Run and Mull of Kintyre Triathlon.

Campbeltown is located around 140 miles from Glasgow, 184 miles from Edinburgh and 87 miles from Oban by road. There is a ferry service to Ardrossan in the summer months and the town is also linked by plane from Campbeltown airport to Glasgow airport.





DESCRIPTION

A great opportunity to lease a fully fitted restaurant situated in the heart of Campbeltown.

The property had previously been leased out for five years and is now available with vacant possession.

There is no requirement for any further capex and the size and layout would suit a variety of different concepts.

We have been instructed by the landlords to secure an experienced tenant and are flexible on lease terms for the right operator.

THE OPPORTUNITY

The property previously traded as Number Forty Two, a restaurant / kitchen offering dishes such as steaks, seafood and salads.

An opportunity has now arisen for an owner operator or multiple operator to rebrand this well positioned site and trade successfully. The interior would suit a variety of different food concepts and there is no immediate requirement for huge capex spend.

Campbeltown has a very supportive community however, the area also benefits from tourists visiting throughout the year. The town was formerly known as the 'Whisky capital of the world' and once had 34 distilleries within the region, there are now three with planning permission recently granted for a further three. This will no doubt encourage more visitors year on year going forward.

INTERNAL DETAILS

The property can be accessed from either Main Street or Longrow at street level.

The restaurant has been refurbished to a high standard with a modern feel. There are around 50 covers via a mixture of moveable tables and chairs and fixed seating. Large external windows around the property allow for plenty of natural light. A fully fitted bar is situated at ground level to the left as you enter from the main street with a small set of stairs leading to the main dining area.

Customer toilets and a fully equipped commercial kitchen are located to the rear.

The total conditioned area of the property is 253.86m2.

FIXTURES & FITTINGS

All fixtures and fittings are included within the lease. Any personal items will be removed.





TENURE

Available by way of a new lease. Terms to be agreed.

OTHER PROPERTY

The property has a one bedroom flat above the restaurant. This is available by way of separate negotiations.

STAFF

The property is currently vacant and therefore no staff will transfer under TUPE.

EXTERNAL DETAILS

A three storey building of traditional stone construction with a pitched and slated roof. The property has dual frontage.

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

REGULATORY

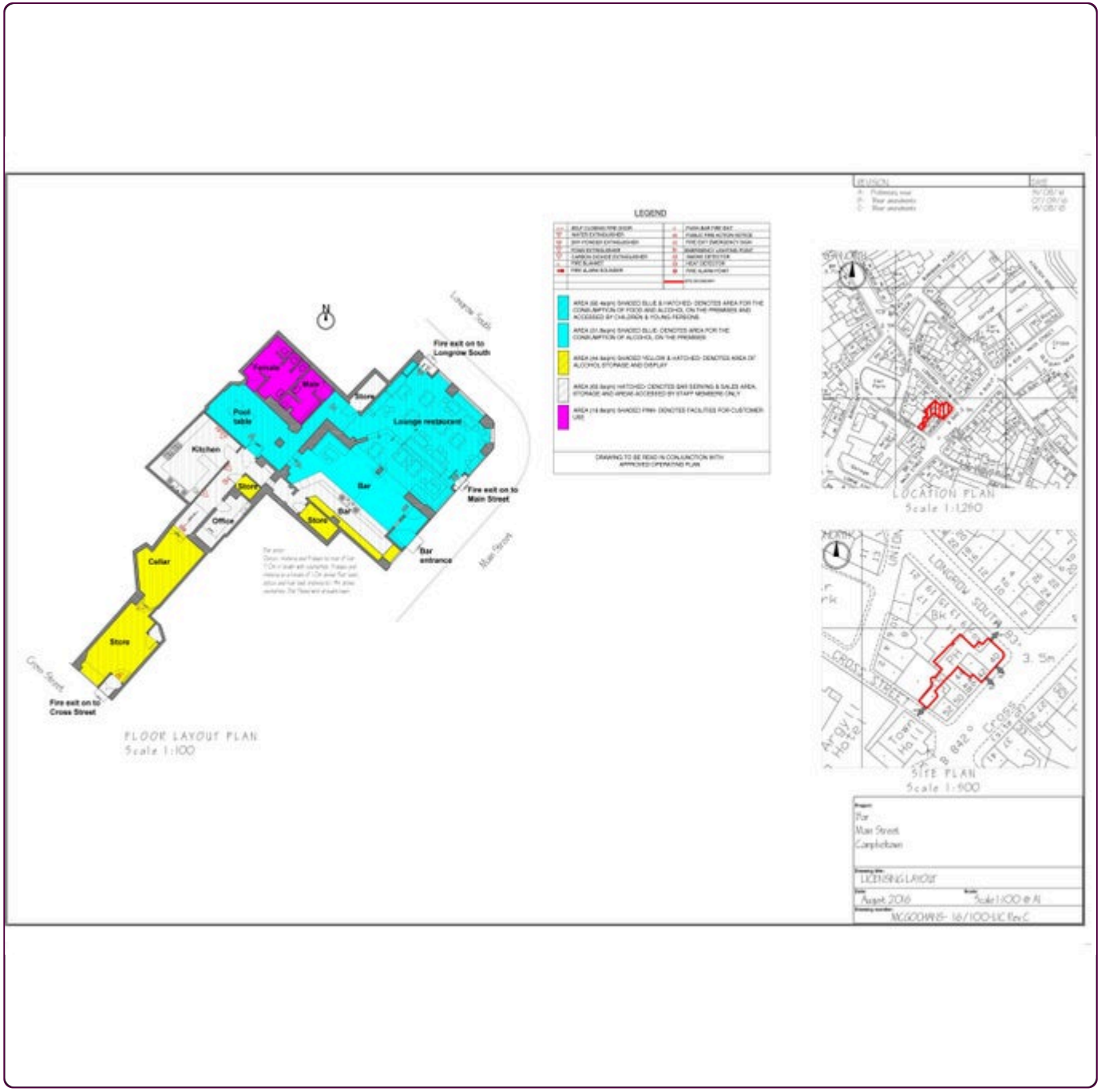
Premises Licence

BUSINESS RATES

The Rateable Value effective 1 April 2023 is £14,800.

Confirmation of actual rates should be obtained from local Authority.





DEBT & INSURANCE ADVISORY

FINANCE

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CONTACT

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CONDITIONS OF SALE

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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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