

Hotels, Guesthouses, Licensed, Retail



Commercial

The Perfume Studio Visitor Centre

(Incorporating the Aroma Cafe, Boutique Shop and Perfume Studio)

Mellon Charles, Wester Ross

Hotels
Guesthouses
Licensed
Retail

The sale of The Aroma Café, Perfume Studio and Boutique Shop, offers the opportunity to own this splendid, award winning business where complementary trading areas combine to drive growing turnover. This self employment, lifestyle opportunity has the added benefit of an exceptionally beautiful coastal setting.



Immaculately presented, purpose built
VisitScotland 5 Star Visitor Centre

Spectacular coastal setting enjoying
exceptional seaward views

A growing reputation, rising turnover and
profits from 9 months trading; some part-
time; some-fulltime.

Scope to expand trading season and to
promote web-based and trade sales

An excellent business development
opportunity

Offers Around £375,000

York House
20 Church
Street
Inverness

Telephone
0845
450 0790

DESCRIPTION

The Aroma Café & Perfume Studio Visitor Centre was purpose built and opened for trade in 2006. The business has three main income streams namely Aroma Café, the Perfume Studio area and the Boutique Shop.

The Aroma Café is both spacious and open plan, enjoying a picturesque south facing vista across the sea loch to the spectacular Torridon Mountains. The extent of the investment in the premises is clear from the minute you enter. The floor is fully covered with smart Italian tiles and a range of modern pendant lights and further sunken lights add to the feeling of quality. Background music is played and the area is furnished with attractive Rattan style chairs and pine tables which certainly promotes a creative Bistro Style atmosphere. A freestanding woodburning stove with bespoke Caithness stone hearth and exposed flue further adds to the character. On the catering side patrons can enjoy a range of home-made baking, snacks, sandwiches, light lunches and home made soups. These are complemented by a full range of beverages, from specialist teas and coffees, minerals, soft drinks to perhaps a glass of wine, beer or spirits as the Café is Licensed. There is a demand for evening meals in an elegant setting; which is currently not being met. Adjacent to the Café are comprehensive displays of Scottish produce, from specialist jams, sauces and preserves to pottery, made by a number of different Scottish producers. The Studio provides a spacious Office and Workshop area where a



fully equipped blending facility provides for the production of soaps, toiletries, skincare creams and fragrances on a modest scale. This space is again fairly open-plan allowing Customers to view work in progress. The limited range of products produced in-house is offered for sale in the Boutique Shop. Full details of the blends and various formulations are documented to ensure ease of reproduction. A small number of mail order and web-based requests are fulfilled from the Studio, however, the present owners recognise that this is a key development opportunity that remains largely untapped at present.

The Boutique Shop has a great deal of substance, character and excellent choice of high quality, specialist gifts and fashion items. The trend is away from trivia. Products that are hand made on site feature in this retail area together with mainly ladies accessories which include high quality handbags, scarves and clothing alongside home fragancing items, candles, cards etc. A small picture gallery displays a range of paintings by local artists, photography and woodwork for sale.

The West Coast of Scotland is famous for its micro-climate, spectacular countryside and rugged mountains which in turn meet the stunning coastline and beautiful beaches. Adding the climatic effects of the





Gulf Stream to this wonderful scenery and the welcoming community spirit, the business certainly has a prime trading base. The smart modern facilities and clever mix of retail, dining and production areas have created a strong client base and a high level of repeat trade. This scenic area is understandably popular with tourists and the range of serviced and self catering accommodation providers in the vicinity are quick to recommend the Aroma Visitor facilities to their guests. Local residents add to demand as do those who have second homes / holiday cottages in the locale. Not only does the scenery attract people to the area, neighbouring sea cliffs are a favourite with ornithologists and the area has a wealth of wildlife to attract the naturalist. Majestic mountains offer a variety of climbing opportunities and there are more leisurely walking routes. Sea fishing and sailing are other popular local pursuits. Wester Ross itself is a well established visitor destination aided by the National Trust's Inverewe Gardens, only 4 miles away, which attracts approximately 100,000 visitors each year. The present owners have incurred considerable expenditure in designing and building this first class Visitor Attraction and in turn developing the business. The overall quality of

floor coverings, lighting and display areas must really be viewed to be fully appreciated.

Having built and shaped the business the present owners now wish to pursue alternative opportunities. The Aroma Visitor Centre is now being offered for sale as a purpose built facility with the benefit of strong rising turnover and profitability.

THE PROPERTY

The Visitor Centre is a detached property. Largely block built under a pitched slate roof, the building has accommodation arranged over 2 levels.

PUBLIC AREAS

The main entry faces onto the spacious Car Park, a modern double glazed outer door opening into the Entrance Foyer which benefits from a fully tiled floor. The Foyer contains tourist information, maps, leaflets and a notice board.

Straight ahead a glazed Inner Door opens into the Café which has an aisle of Scottish produce to the left prior to opening into the main Aroma Café itself. Furnished in a Bistro Style, the Cafe enjoys high quality finishings throughout and exceptional views. Internally the Café has 32 covers complemented by further Outside Bench and Table type seating which accommodates an additional 30 covers. Adjoining the Café is the main Gift Shop which offers an excellent selection of well merchandised Gifts. The display capability, internal lighting and quality of the premises give the shop character and sophistication.

Adjoining the Gift Shop is the small Gallery which displays a range of paintings, photographs etc.

The Studio is open to the public who wish to view work in progress. This work area has dedicated double door access for deliveries and shows a full display of component parts used in the formulation of own brand products. The production, wrapping and labelling process is straightforward and works



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HSPC Ref No: 30190



to product formulations, established suppliers and set out procedures which are easy to follow. The present owners are available for a 'cross-over' working period with the new owners; if this is requested.

SERVICE AREAS

The Cafe has an excellent, well equipped open plan Kitchen. The Kitchen has a preparation area and separate adjacent store room which accommodates fridges / freezer, vegetable store, dry goods store, spirits etc.

The premises have Restrooms suitable for Ladies / Gents and Disabled patrons together with a separate W.C. for Staff.

OWNERS / STAFF ACCOMMODATION

The present owners do not live on the premises. Subject to consents there may be scope to extend the present building to add owners accommodation or alternatively convert the Upper Floor of the Studio which is currently used for storage.

The present owners can provide a two bedroomed mobile home as temporary accommodation for new owners.

GROUNDS

The building sits amidst a half acre site which is laid to gravel. Parking accommodates up to 2 full sized coaches and 40 cars. Customers have access to a charming Nature Trail which winds down from the Studio and Cafe to the foreshore. On the seaward side of the Café sits the popular Bench and Table type seating.



SERVICES

Mains Electricity, Water and Private Drainage (Mains in-hand). Oil fired central heating, broadband facilities.

LICENCES

Aroma Café currently has a Table Licence

TRADE

The Aroma Visitor Centre is an immaculate, growing and profitable business with strong turnover projected at £250,000 net of VAT for the present year. Accounting information will be made available to seriously interested parties subsequent to formal viewing.

PRICE

Offers around £375,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have a large team of legal experts in-house and can act in all legal matters arising to include Conveyancing and Licence Transfers.

DIRECTIONS

Inverness 80 miles.
Please see the map inset.

WEB-SITE

www.aromasciences.com

VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial
York House
20 Church Street
Inverness IV1 1ED
Tel: 0845 4500790
Fax: 01463 711083
E-mail: info@asgcommercial.co.uk
Website www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial with whom purchasers should register their interest if they wish to be advised of a Closing Date.

Property Misdescription Act 1991

These sales particulars are prepared as a general outline of the property and business. Buyers should make their own enquiries to satisfy themselves as to the accuracy of information given. Neither we, nor any member of our staff, has authority to offer or imply any representation or warranty over this property.