

Hotels, Guesthouses, Licensed, Retail



The Caledonian Bar & Rental Apartment Invergordon, Ross-Shire

Hotels
Guesthouses
Licensed
Retail

Fully Licensed Bar & Entertainment Venue.

Excellent central trading location in the heart of Invergordon.

Trading profitability on strong wet sales.

Property investment opportunity and rental income from leases on three flats.



A significant opportunity to expand a thriving bar business from its presently successful trading position. An additional buy-to-let income opportunity providing good return on investment.

Lot 1 – Caledonian Bar
Offers Over £275,000 (Freehold)
Lot 2 – Flat Complex
Offers Over £190,000 (Freehold)

York House
20 Church
Street
Inverness

Telephone
0845
450 0790

DESCRIPTION

The Caledonian Bar is an attractive and traditional venue trading year-round to a mixed clientele, extending a relaxed and friendly atmosphere to its customers. Income from the bar is derived mainly from wet sales with some gaming provision income. There is no food production on the premises and this may be a developmental stream for new owners. The current business owners operate the bar as a weekend music destination for a mixture of age groups who regularly frequent the bar. The bar appeals to a broad base of visitors but is strongly supported by local trade. The business' prime location amidst the popular and busy town of Invergordon also enables it to benefit from workers in the oil related industries and the trade from the shipping harbouring at anchor in the Cromarty Firth, creating a highly desirable trading opportunity. The facilities within the bar include TV, pool, darts and a stage for discos and bands to perform upon. Located near to the busy arterial A9 trunk road, Invergordon is approximately 20 miles north of the Highlands capital Inverness but is located close to the towns of Tain, Alness and Dingwall. The population of Invergordon is around 4000 but within the broader catchment area it is approximately 20,000. With its seaside position, Invergordon boasts a strong community spirit and provides for a wide range of social and recreational facilities amongst which the Sports Complex, Arts Centre and Naval Museum and Heritage Centre are prominent. The area is renowned for its



popular links golf courses, the most famous in the region being Royal Dornoch some 30 minutes drive to the north. The town benefits from Schooling and child care provision at all levels and benefits from the full range of social care facilities.

Invergordon has a strong seafaring history and in recent years developed a strong association with Scotland's oil industry. The latter became a feature in the area due to the Cromarty Firths exceptional deep water berthing and this feature now is the reason for the visitation of cruise liners frequenting the harbour. The presence of these liners attracts significant numbers of visitors to the area, a fact not lost on the present owners but who readily admit there have not fully taken advantage of. The Invergordon whisky distillery is one of the few that produces a "single grain" malt whisky.

The area boasts many natural attractions in and around Invergordon. The bottlenosed dolphins are a most popular attraction, as are the seals that bask on the shores of the Firth. The local waters also attract a large number migrating wildfowl and waders. Much of the marine life can be readily observed from the numerous sandy beaches along the coast line.





Having made many improvements during their 10-year tenure, the current proprietor of the Caledonian Bar now plans to retire from the Licensed Trade bringing the business onto the market. The present ownership has established a solid trading base in the bar providing a platform from which new energetic and imaginative new owners could further expand. The business generates a strong turnover from beverage sales, however, new owners may wish to pursue untapped turnover on the catering side. The flats have equally been upgraded providing an excellent return on investment.

THE PROPERTY

This is a substantial property of traditional stone construction set under a pitched slate roof dating from the late 18th Century. Accommodation is arranged over 2 floors and is maintained to a good standard. The ground floor is utilised entirely for operation of the bar and the first floor is arranged to three flats. The current proprietors have inwardly invested into the building infrastructure benefitting both aspects of the property. The accommodation units are double glazed.

BAR - PUBLIC AREAS

The main entrance to the bar leads to seaward end of the building. The main feature of the business is the long and highly spacious bar split into three distinct zones; gaming, bar service and entertainment, which collectively can accommodate approximately 120 patrons. Seating throughout is a mix of fixed bench seating and free standing chairs and stools. To the left of the entrance is ample space for the pool table and an area where a TV and gaming machine is situated. The floor is laid to vinyl and there is a feature stone fireplace. Further items of interest are the half barrels used as tables affixed to pillars. This area is well presented with wooden panel walls. The central bar area presents a substantial and well stocked servery. The working area behind the service counter allows for four staff to work in comfort. There are sufficient beer points to facilitate a good service when the bar is operating at maximum capacity. The bar coolers are plentiful and well distributed providing ease of access by staff. A prominent feature of the decor of this area is the large photographs that show yesteryear Invergordon. A juke box and a further TV can be accessed from this intermediate position. The final space within the bar is the area set aside for entertainment, which is laid to wooden floor and beamed ceilings. Here a stage is permanently left in situ for ease of regular use. A darts board is positioned in this area for use during non-music nights. The bars ladies and gents toilets which are tiled and are modestly appointed offer a good level of provision for customers.

SERVICE AREAS

The bar presently does not provide commercial catering on any level. However, the kitchen immediately to the rear of the bar is spacious and could be refitted to a commercial kitchen standard should new owners choose to offer catering as part of their business plan subject to the necessary consents.





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HSPC Ref No: 30551



There are generous storage facilities comprising of; a dry store currently used as a packaged beer store, a spacious cellar, a large spirits store and a significant utility storage room.

GROUNDNS

The bar has a good quality covered area beside the main building which is set aside for smokers. To the rear of the property is parking and two garages for proprietors and staff use.

LETTING UNITS

An attractive feature with this establishment is the tasteful conversion of the first floor into 3 flats which provide the proprietor with a steady income stream with minimal management input. Presently the flats are leased on a long-term basis. Located above the main business operation, the flats are all presented to a high standard and have been developed to provide spacious and modern facilities with well presented Kitchens. Bathrooms are tiled or wet walled. The flats have an independent access. These buy-to-let flats are being offered for sale as a separate lot but could be equally used as owners / private family accommodation accommodation. The current proprietor would consider selling the flats individually. Copies of the existing tenancy agreements will be made available to seriously interested parties.

SERVICES

Both aspects of the property benefit from mains electricity, gas, water and drainage. Gas central heating is provided throughout.

LICENCES

The bar has a Premises License under the 2005 Licensing Scotland Act. A copy of the operating plan will be made available to interested parties.

TRADE

The Caledonian Bar is a popular well supported business at the heart of the community. The business presently trades seven days a week. Detailed accounting information will be made available to seriously interested parties subsequent to formal viewing however, turnover sits at circa £285K. The flats generate turnover IRO £16.5K.

PRICE

Caledonian Bar - Offers over £275,000 (Freehold) are invited for the heritable property complete with goodwill, trade contents (according to inventory), excluding personal items. Stock at valuation.
Flat Complex - Offers Over £190,000 (Freehold) and trade contents (according to inventory).

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.



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 20 Miles.

From Inverness head north across the Kessock Bridge on the A9 and continue along the A9 across the Cromarty Bridge. Further on the A9 you will see a signpost reading Alness and Invergordon; turn off on to the B817 and follow signage to Invergordon. This road follows the coast for 2.5 KM when you will arrive in Invergordon. Turn left onto the High St and at the town centre turn right down King St until you come to a 'T' junction then turn left and the Caledonian Bar is on the right.

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

Out of Hours Contact: 07799896931

E-mail: info@asgcommercial.co.uk

Web: 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.

