

Hotels, Guesthouses, Licensed, Retail



## BLASTA RESTAURANT, NEWTONMORE, PH20 1DA

A beautifully presented, licensed boutique style restaurant

An excellent main street trading location attracting high levels of passing trade

Outstanding customer facilities with 32 spacious covers and modern service areas

An easy to operate business model and ideal venture for first time entrepreneurs

Superb owner's accommodation with 4 large bedrooms and generous living space



Blasta is a recently fully refurbished business and home in an excellent trading location within the heart of Newtonmore. Its sale offers a business development opportunity for an experienced team to take this easy to operate business model to new heights.

**Offers Over £310,000  
(Freehold)**



Commercial

Hotels  
Guesthouses  
Licensed  
Retail

York House  
20 Church  
Street  
Inverness

Telephone  
0845  
450 0790

## DESCRIPTION

Ideally located in the centre of Newtonmore, Blasta is a newly established boutique-style restaurant with a growing and loyal clientele.. The name of this business is derived from the Gaelic 'Blasta or Blasda' meaning delicious. This entirely redeveloped and refurbished establishment is presented in pristine condition with immaculate décor throughout both the business operation areas and the domestic quarters. Reflecting the imagination and sound application of the current proprietors, the business mirrors their high level of investment. Charm and ambience are two key descriptors when summing up the character of this business which offers an excellent range of modern cuisine utilising a range of locally sourced products; this operation provides fayre to a consistently high level. The quality of catering is supported by a superb standard of customer care focussing on a non-intrusive service style but with attention to detail in every respect. Service levels at Blasta reflect the exemplary standards required by the owners who are supported by a full team of motivated staff. The business comes to the market ready to operate with no requirement for further capital investment. Blasta is a newly established restaurant venue with the potential to significantly grow and become an established business. The existing trading model has the two income streams of liquor and food sales. The current wine list is varied and meets the needs of a wide range of customers and tastes. The service of beers is from a range of bottled



varieties. The standard of food production is excellent and has resulted in a growing turnover. The current trading patterns have been set to suit the proprietors' personal preferences to enable them to make their family life a priority. The business has restricted opening days; Tuesday – Saturday in the summer months and Wednesday to Saturday in the winter period. The business is therefore not open two days a week and it does not offer lunches. However, the premises license permits seven day lunch and dinner trading. This provides tremendous scope for new owners to maximise turnover. In addition, there is also potential to increase the number of covers within the restaurant.

The Restaurant is ideally situated to take full advantage of the many holiday lets, B&Bs and hotels within the vicinity. Likewise, its central location is perfect for locals, being right on the main thoroughfare in the Town. Newtonmore is well served with facilities, shops and services for visitors and sits within the Cairngorm National Park. The area is used as a central vacation base for exploring the wider vicinity and taking in its many attractions. The region's striking landscapes attract outdoor enthusiasts wishing to take advantage of the Cairngorm and Monadhliath Mountain ranges. Hill walking, mountaineering and water sports are ever popular in the summer



season and the area benefits from ski provision, and snow and ice climbing in the winter. Laggan Wolftrax is a new addition to the Forestry Commissions Off-Road cycle tracks, with 17 kms of trails, based in Strathmashie Forest, and is a major local attraction. The more sedate outdoor pursuits such as bird watching and fishing also draw a great many visitors to the region who take advantage of the abundance of wildlife in the Spey valley. For the adventurous golfer a number of good quality courses are within the immediate area, the most famous being Boat of Garten GC. The region is also famous for its Castles and distilleries which appeal to the more pedestrian tourist. Newtonmore enjoys a beneficial geographic location as a base from which visitors can continue their odyssey of both the Highland and Grampian regions but is also an ideal waypoint to travel over to the West Coast and Fort William.

The current proprietors have taken great pride in developing Blasta to its present level but readily accept that they place greater priority on their family life rather than business operation. This perspective prematurely brings the business to the market.

### THE PROPERTY

Blasta is an exceptionally well presented Restaurant and owners' accommodation. The business operation is laid out over a single floor at street level. The owner's accommodation is set over two floors. The building is of traditional stone construction with pitched roofs.

### PUBLIC AREAS

The restaurant has a commanding presence on the Main Street with good signage and has a strong brand image and entry to the trading elements of the building is off the pavement to the front and through a glass panelled door. With large windows and tasteful recessed spotlighting space, the immediate impact is of a bright spacious and

well laid out restaurant. With painted wood panelling the clean and functional aspects of this business are evident but it also presents a warm and welcoming ambience. With a wooden floor and a wood servery, the natural feel of this establishment is evident. The service point has a good quality fresh coffee machine, chillers, wash hand basin, electric till and is well stocked with wines, bottled beers and soft drinks. This first area is presently set to 14 covers. A door leads into the main restaurant area which is currently laid to 18 covers and continues with the same style of décor as the front portion of the business. Within this area are the WCs which are fitted out to an exceptional standard; there is a ladies/disabled facility and a gents.

### SERVICE AREAS

The commercial kitchen is located immediately to the rear of the main restaurant facilitating ease of customer service. This exceptionally well fitted out workspace comes complete with top quality facilities, utensils, refrigeration units and food preparation aids. It has an effective extraction unit, tiled flooring and meets the highest standards both in facilities, cleanliness and output. The kitchen has a dry





Commercial

Hotels  
Guesthouses  
Licensed  
Retail

York House  
20 Church  
Street  
Inverness

Telephone  
0845  
450 0790



HSPC Ref No: 40674

goods store and immediate access to the rear of the property to enable ease of deliveries etc. The premises are fully compliant with Environmental Health and Fire Regulations with modern detection systems.

### PRIVATE ACCOMMODATION

The accommodation available for the owners' private use is a significant attraction of this property. Currently, the proprietors make use of a very spacious double bedroom on the first floor and a further double room is used by their children. A third bedroom is utilized as an office area / study. There is an exceptionally tidy bathroom for family use. A fourth large en-suite room is also available for family use but could easily be used as a letting room and, should new owners not have a living-in extended family, consideration could be given to utilizing more space for letting purposes. Additionally, on the ground floor there is a commodious open-plan lounge with a dining area which is presented to an excellent standard. This easily maintained room has the benefit of an attractive multi-fuel stove. The subjects are enhanced by the provision of a modern and well designed large kitchen and utility space.

### GROUNDS

Blasta is a substantial property with a pleasant, private patio garden to the rear. Providing access to both the owners' accommodation and to the commercial kitchen, the gravelled driveway accommodates two cars plus a garage and fuel shelter. There is a local authority public car park immediately to the rear of the premises and this affords customers easy access to the restaurant.

### DEVELOPMENT POTENTIAL

Blasta has entered its third year of trading but the present owners accept that their operating preferences do not maximise profitability and new owners may take a more active role in the business thereby improving profitability further.

### SERVICES

The subjects benefit from mains electricity, water and drainage. Propane Gas is used for cooking and the central heating system is oil fired. The premises are double glazed throughout.

### TRADE

Full accounting information will be made available to seriously interested parties subsequent to viewing.

### LIQUOR LICENSE

Blasta operates a liquor license under the Licensing Scotland Act 2005 and a copy of this will be made available to interested parties post viewing.

### PRICE

Offers Over £310,000 are invited for the Freehold interest complete with goodwill and trade contents (according to inventory). Stock at valuation.



### FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance to the hospitality trade. Paul T Hart (Head of Commercial Sales) 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 license transfers.

### DIRECTIONS

Blasta is central to Newtonmore as per the map below.

### WEBSITE

Blasta-restaurant.co.uk

### 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](mailto:info@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 if one is set.



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.