



## EILEAN DUBH RESTAURANT, FORTROSE INVERNESS-SHIRE, IV10 8SX

A well presented licensed Bistro style restaurant within an outstanding high street trading location attracting strong levels of passing trade

Situated in the popular village of Fortrose on the Black Isle close to Inverness

Excellent customer facilities with 38 inside and 14 external covers

Ergonomically laid out and well-equipped service areas

An easy-to-run operating model and ideal venture for first-time buyers



The sale of Eilean Dubh is an excellent proposition for new owners to take this successful venture and develop it further. Its excellent location and sound infrastructure make this a low-risk venture.

**Offers Over £275,000**



Commercial

Hotels  
Guesthouses  
Licensed  
Retail

York House  
20 Church  
Street  
Inverness

Telephone  
0845  
450 0790

## DESCRIPTION

Eilean Dubh Restaurant is a well-established bistro-style venue centrally located in the picturesque and thriving village of Fortrose on the scenic Black Isle. The business has a loyal local clientele and is considered to be a destination establishment for people prepared to travel from Inverness. In the summer months the business benefits from the significant influx of tourists in to the region.

The name of this business is Gaelic for Black Isle referring to its location. This busy venue is presented in good condition with a warm and homely ambience. Key to its success is the quality of service and excellent food preparation. Offering a range of freshly prepared catering options, utilising a wide range of locally sourced products, Eilean Dubh Restaurant delivers its products and services to a consistently high level. With a constantly positive degree of repeat business, the Restaurant has a good level of turnover, indicating a strong degree of customer satisfaction. This easy-to-operate business model presents a number of menu options at differing times of the day. The business currently opens from 10am covering breakfast, lunch, afternoon tea and evening service.

The business comes to the market with a strong trading pattern already established and with no requirement for additional significant capital investment; the Eilean Dubh Restaurant is an



ideal opportunity for new owners to significantly grow the business further. The existing trading model generates two income streams of liquor and food sales. The current wine list and wet sales meets the needs of a wide range of customers and tastes. The Restaurant offers a range of keg and bottled beer varieties.

The Restaurant is situated within the village of Fortrose and ideally situated on the main thoroughfare to take full advantage of the passing trade. Fortrose benefits from many holiday lets, B&Bs and hotels within the Black Isle area. The village of Fortrose with its 1,200 residents is supported by an outstanding level of education provision. Fortrose Academy is a highly renowned school within the local area. A great many visitors use the area as a central vacation base for exploring the wider region and taking in its many attractions. The dolphins off Chanony Point are a great attraction for both locals and tourists. The area also boasts a number of other attractions such as the Black Isle Wild Life Park, The Fortrose and Rosemarkie Golf Club, Hugh





Miller's Home at Cromarty and Fortrose Cathedral to name a few. In addition, outdoor pursuits such as bird watching and fishing also draw a significant number of visitors to the region who take advantage of the abundance of wildlife in both the Moray Firth and Cromarty Firth. The locality is also famous for its castles and distilleries which appeal to the more pedestrian tourist. Loch Ness is a short drive away and Culloden Battlefield is a most popular attraction. The Black Isle enjoys an advantageous geographic location as a base from which visitors can continue their exploration of both the Highland and Grampian regions but is also an ideal waypoint to travel over to the West Coast and north to Caithness and Sutherland.

The current proprietors, who purchased the Restaurant in 2006, have taken great pride in developing The Eilean Dubh Restaurant to its present level but now wish to develop other business interests in the area which brings the business to the market.

## THE PROPERTY

Eilean Dubh Restaurant is a well-presented facility. The business operation is laid out over a single floor at street-level. The building is of traditional brick construction with ample external storage and a yard to the rear. Ample parking facilities are available on the main road and in numerous locations adjacent to the Restaurant.

## PUBLIC AREAS

The business has a commanding presence on the High Street with excellent signage presenting a strong brand image. Entry to the Restaurant is off the pavement through a side entrance. Carrying through a short passageway one comes to the well-stocked bar area. This very tidy service point has an electronic till, glass washer and high-quality coffee machine. The wooden fronted bar is well-illuminated with attractive modern spot lighting. The bar service area has ample refrigerated storage with under-counter units and a large wine-chiller. A choice of keg beers is served at the bar. To the left of the bar is a self-service which is also used as a waiting service point. With an open plan feel guests can access all areas from the main restaurant area. With fully glazed frontage the immediate impact is of a bright and spacious restaurant. With uplighters, spotlights and a central chandelier, the natural light is supplemented with good quality lighting provision.

Wood panelling and wooden flooring coupled with bistro-style tables and leather chairs the restaurant presents a warm and welcoming ambience. The natural feel of this establishment with its clean and functional layout provides for an efficient yet flexible use of available space. The brightly painted walls are used to display local artwork for





Commercial

Hotels  
Guesthouses  
Licensed  
Retail

York House  
20 Church  
Street  
Inverness

Telephone  
0845  
450 0790



HSPC Ref No: 41625



commission sale. Internally the restaurant is set to 38 covers with the capacity for a further 14 covers outside. The Restaurants WC is located by the main entrance.

### SERVICE AREAS

The spacious commercial kitchen is situated immediately to the side of the restaurant facilitating good customer service. This exceptionally well fitted-out workspace comes complete with excellent facilities, utensils, refrigeration units and food preparation aids. It has an effective extraction unit, tiled flooring, and meets high standards both in facilities, cleanliness and output. The kitchen has a dry goods store and immediate access to the rear of the property for ease of deliveries, etc. The premises are fully compliant with environmental health requirements.

### PRIVATE ACCOMMODATION

There is no living accommodation with this property.

### DEVELOPMENT POTENTIAL

Eilean Dubh Restaurant has been trading for approximately 4 years but the present owners accept that their operating preferences do not maximise profitability and a husband and wife team could increase business trading figures.

### SERVICES

The business benefits from mains electricity, water and drainage and utilises propane gas for cooking with oil fired central heating. The subjects are fully compliant with extant fire regulations.

### TRADE

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

### LIQUOR LICENSE

Eilean Dubh Restaurant operates under the Licensing Scotland Act 2005 and a copy of this will be made available to interested parties post viewing.

### PRICE

Offers Over £275,000 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 business finance. 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

Eilean Dubh Restaurant is central to Fortrose as per the map below. Inverness 14 miles.

### 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 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.