



Commercial

Hotels  
Guesthouses  
Licensed  
Retail

## FOR SALE OR LEASE BLUEPRINT - Licensed Café / Restaurant & Fish and Chip Shop, Gairloch, Ross-Shire

Recently refurbished premises offer an excellent "Home and Income" opportunity  
Excellent central trading location in the busy, ever popular village of Gairloch  
Good turnover from robust, mixed Restaurant, Café and rental income  
Includes a most comfortable 3 bedroom Owners Flat with panoramic views  
This popular business has great potential and individually identifiable income streams.



### Lot 1

Owners Flat and Blueprint Café / Licensed Restaurant

Fixed Price £215,000

### Lot 2

Tenanted Fish and Chip Shop - Conservatory

Fixed Price £65,000

### Combined

Fixed Price £280,000

**LEASEHOLD OPTION ALSO  
NEGOTIABLE FOR LOT 1**

York House  
20 Church  
Street  
Inverness

Telephone  
0845  
450 0790

## DESCRIPTION

Blueprint is a most popular, Licensed Café / Restaurant, offering a varied range of menu options throughout the day. The present owner established the business, refurbishing the premises in the process to create the range of smart modern facilities that exist today. Blueprint enjoys a robust business base on three fronts, driving trading income from both the Licensed Café, and the Licensed Restaurant which is supplemented by rental income from the Fish and Chip Shop - Conservatory. Internal finishes are all of a high standard and the business enjoys a healthy appeal to a wide customer base. During the off-season months the upper restaurant area reverts into a Coffee Lounge, popular with locals for small meetings and other "get-togethers". The strength of Gairloch as a trading base and the beautiful views enjoyed from the property add to the attraction of this business opportunity.

Leasing the Fish and Chip Shop - Conservatory has provided for steady income without the additional workload of running and administering a third business stream, however, in the fullness of time, new owners could consider incorporating these areas back into an overall trading business model.



Gairloch, with its picturesque harbour, enjoys spectacular panoramic views across towards the Torridon Mountains and to Skye to the west. Its climate benefits greatly from location on the Gulf Stream contributing to its popularity with both locals and tourists alike. Inverewe Gardens some 7 miles away reflect this in the broad variety of exotic plant species supported there. Ornithology, beautiful walks, golden beaches, sailing and fishing are but

some of the many local visitor attractions, not forgetting Gairloch's well maintained golf course.

The vendor has successfully developed "Blueprint" over recent years to fulfil the demands of both locals and tourists. It is planned retiral from the trade that brings the property onto the market, offering an excellent "Home and Income" opportunity to new owners with the added attraction of its location in a most scenic part of the Western Highlands.





### THE PROPERTY

Blueprint is a substantial, detached property. It is of traditional construction, stone built under a slate roof with modern conservatory restaurant to the rear. Accommodation is laid out over three floors.

Blueprint Café and Licensed Restaurant sit to the front of the building below the Owners Flat which is positioned on the first floor. These are clearly separable from the Fish and Chip Shop - Conservatory which are being run on a tenanted business.

### PUBLIC AREAS

Blueprint has a conspicuous well-signed presence on Strath Square in the centre of Gairloch. A glazed outer door leads directly into the Licensed Restaurant Area (26) which is attractively furnished, has modern laminate flooring and part pine panelled walls. Smart downlighting and a neat corner servery complete this popular restaurant.

Off the Restaurant is a corridor which leads past a second servery, (complete with bar and neat gantry), to the comfortable Upper Restaurant Area (18). This is set out as a relaxing Coffee Lounge during winter months and is also used by parties wishing to dine privately or can be used for small meetings.

To the rear of the property and enjoying its own private access to the side of the building is the Fish and Chip Shop. This has a separate customer area with dedicated seating to accommodate those who are awaiting a freshly prepared meal to take away. The Take Away has full commercial frying capability and specialises in Fish and Chips.



### PRIVATE ACCOMMODATION

A particularly attractive feature of the property is the private flat for resident owners. This is located on the first and second floors and has three bedrooms, modern bathroom, kitchen area and a spacious lounge which enjoys excellent sea views. There is a pleasant area of outside decking just off the kitchen.

### STAFF ACCOMMODATION

A large 2 bedroomed static caravan sits discreetly to the rear of the property.

### SERVICE AREAS

Blueprint benefits from a well-equipped Commercial Kitchen and wash-up area which caters for the Restaurant and Café.

A separate stand alone Commercial Kitchen and washing-up space supporting the tenanted Fish and Chip Shop is located at the rear of the property.

### SERVICES

Mains electricity, water and drainage.

### LICENCES

The business presently holds a full Refreshment Licence and the new Premises Licence has been applied for.

### TRADE

Café Blueprint and Licensed Restaurant drive a joint income stream in excess of the VAT threshold. Trading Profit and Loss Accounts are available subsequent to formal viewing. Opening is seasonal from April, hours as below.

April – June , 5 or 6 days a week

July – August, 7 days a week

September 6 days a week

October 5 days a week

November – December, Fridays and Saturdays only

January – March, closed.

### OPENING HOURS ARE

11 am – 4 pm and 6.30 pm until late.

There are a range of options to extend opening hours and thereby turnover should new owners so choose.



Commercial

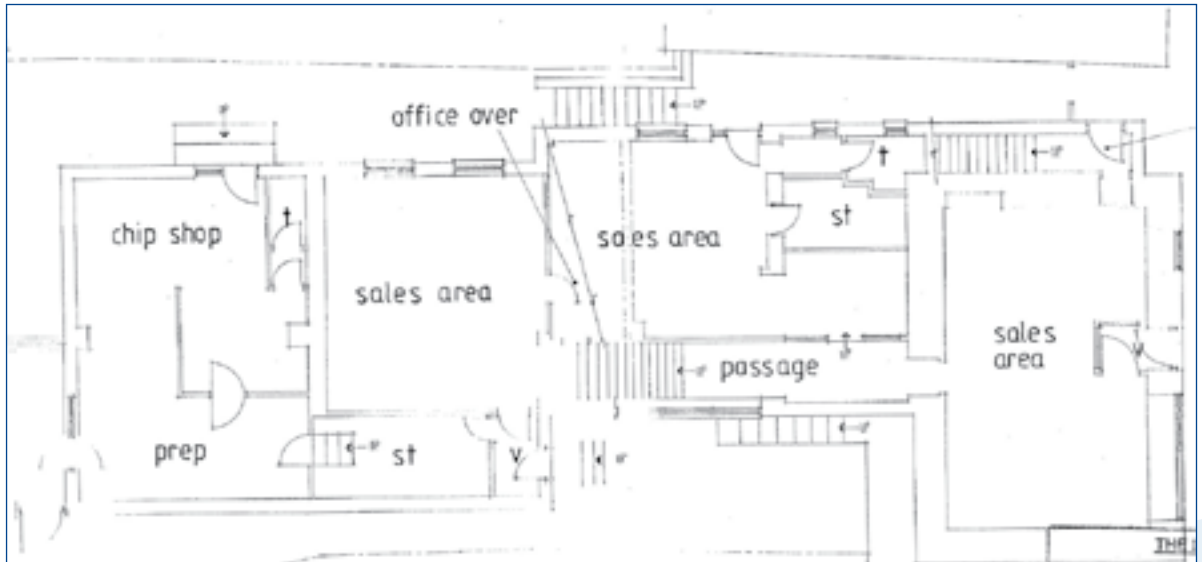
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HSPC Ref No: 24843



**PRICE**

Lot 1 Blueprint Café, Licensed Restaurant and Owner's Flat: A Fixed Price £215,000 is invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

Lot 2 Tenanted Fish and Chip Shop - Conservatory: A Fixed Price £65,000 is invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

Freehold Combined, Fixed Price £280,000

A Leasehold option will be considered for Lot 1, the terms of which are negotiable.

**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 65 miles, Ullapool 60.  
From Perth take the A9 to Inverness, continue north heading for Dingwall. At Dingwall take the A835 to Garve. At Garve take the A832 for Wester Ross which carries on to Gairloch. Blueprint is located centrally at Strath Square.

**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)  
Web: [www.asgcommercial.co.uk](http://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.