



6 King Street, Crieff, PH7 3HA
Highly Acclaimed Licensed Restaurant & Wine Bar

For Sale
(May Let)

50 Covers
Turnkey
Condition

CORNERSTONE
Business Agents

SMART & CO.
surveyors & property consultants





Situation & Description

Crieff is a very popular and bustling market town in the heart of Strathearn, only 17 miles west of Perth.

The property enjoys a tremendous location being close to the main A85 thoroughfare with parking available nearby at both James Square and in the King Street car-park which is positioned directly across the road from the premises.

Accommodation

The premises comprise a large, bright dining room with bar and deli counter. The majority of seating is at tables arranged throughout the dining room, though a small number of stools are informally positioned at the front window.

Background

The sellers have successfully operated their restaurant business from the premises for over 18 years, gathering many loyal customers, glowing reviews and industry awards along the way. Now, after changes in personal circumstances, the owner has reluctantly decided to sell the business in order to pursue other plans abroad.

The sale offers an extremely desirable opportunity to acquire a thriving, profitable business with a highly experienced team on a truly turnkey freehold basis (owners accommodation is also available separately if desired).

Price / Terms

Offers in excess of £475,000 + vat are invited. The sale includes the property, fixtures, fittings, furniture, equipment and business including goodwill. The trading name "Delivino" is not included. This is due to the ongoing nature of other trading ventures sharing the same name. It is anticipated that the sale will be subject to TUPE rules.

Trading figures will be made available to genuinely interested parties.

Planning / Use

The property benefits from Class 3 consent and a premises licence for on and off sales of alcohol.

Business Rates

The property is currently entered in the Valuation Roll with a Rateable Value of £9,900. This sits comfortably below the threshold for 100% relief from Business Rates for qualifying occupiers. Parties should satisfy themselves in this regard.

Legal Costs

Each party will be responsible for their own legal costs with the Purchaser being responsible for any LBTT and registration dues.

Viewings / More Information

All enquiries to the joint selling agents:

Doug Smart

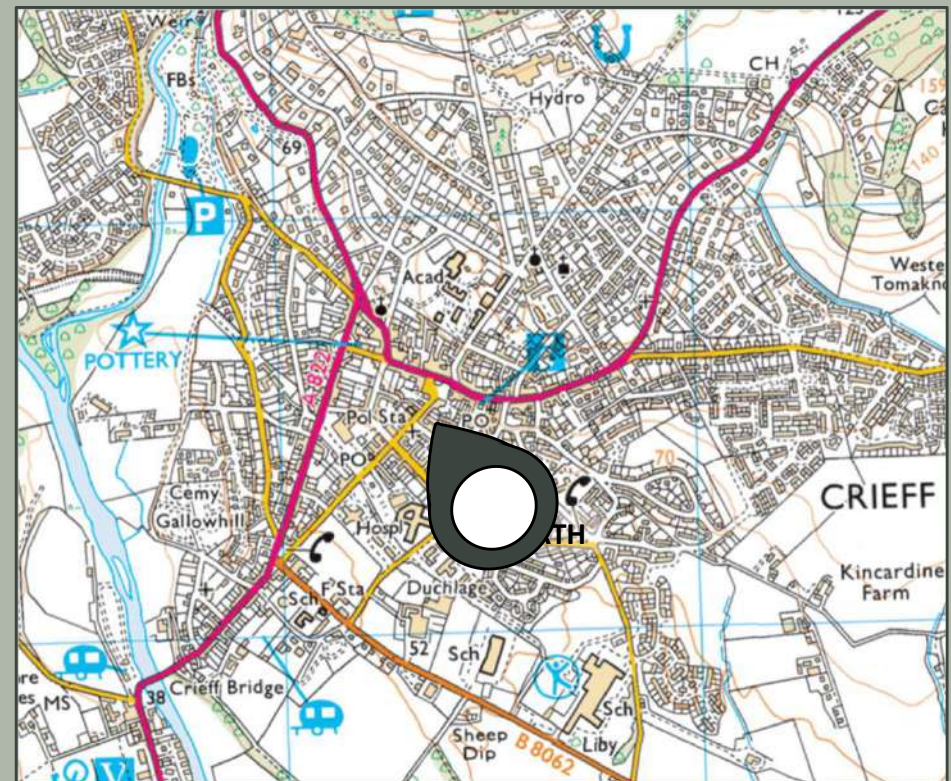
Barry McNeil

07850 517 323

07876 831 834

doug@smartandco.co.uk

barry@cornerstoneagents.co.uk



SUMMARY

Opportunity : To Purchase Highly Acclaimed Restaurant Property in Desirable Location

Use : Licensed Restaurant with Fully Fitted Kitchen & Bar

Size : 50 Covers (with potential for more)

Price : Offers over £475,000 (for the business and Freehold property)

EPC : Upon Request

Rateable Value : £9,900

Legals : Each Party to pay their own costs

Viewings : by arrangement with the Sole Agents

01738 318 100 | smartandco.co.uk | 0131 445 7222 | cornerstoneba.co.uk

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