



Offers over
£60,000
(Leasehold)

The Courtyard Coffee Shop
Harpers Court, Dingwall, IV15 9HT





Vibrant coffee shop set in the heart of the popular Highland market town of Dingwall

Well maintained property, offering an outstanding turn-key operation

Highly profitable business benefitting from 4.5-star TripAdvisor and Google ratings

Ideal outdoor seating area

Great business with turnover in excess of £300,000



DESCRIPTION

The Courtyard Coffee Shop presents a fantastic opportunity to acquire a well-known Coffee Shop business in the heart of the Highlands. Ideally located in centre of the popular market town of Dingwall, this profitable business is an excellent opportunity for someone to run their own business. This leased property benefits from the bustling downstairs café, together with extensive outdoor seating to the front of the building perfect for cyclists, dog owners and ramblers. Currently an unused upper floor trading space offers great opportunities for parties and other ventures. A second kitchen is also located upstairs which is currently used by the pastry chef. This vibrant café currently has 50 covers, with a further 24 covers available outside. The lease is operated on a standard full repairing, maintaining and insuring basis. Full details of the current lease are available.

The current owners started the business in 2008, and throughout their tenure they have built an outstanding reputation for great food, with well-earned 4.5-star reviews and ratings in this table service venue. With a high-quality menu including cakes prepared by the in-house pastry chef, this is a very popular destination in the town and really is a hub of the community. Offering barista coffee, homemade cakes and more substantial lunches, the business is proud to provide good quality locally sourced produce.

The Courtyard Coffee Shop currently trades 7 days per week, 9:30am to 4:00pm each day except Sunday when they open 10:00am to 4:00pm.



REASON FOR SALE

The current owners have worked hard since they took on the business in 2008, to build its reputation, developing the first-class, profitable Coffee Shop it is today. It is their intention to retire, that brings this exciting opportunity to the market.

TRADE

Due to its reputation, quality and location, The Courtyard Coffee Shop is busy throughout the year and benefits from a great level of local trade which is further enhanced by tourists over the summer months, making this a robust year-round business. Customers can find the business through its own website along with other platforms such as TripAdvisor where it has earned a desirable 4.5 rating. The business currently trades throughout the year and is open 7 days a week.

The business currently generates a turnover exceeding £300,000, delivering excellent profit levels. It has been successfully managed by a loyal and experienced manager since 2008. A new owner may choose to take a more hands-on role to further increase profitability or retain a manager to maintain operational flexibility.



PROPERTY

The property is traditional with a white freshly painted rough cast render and slate roof. The windows on the ground floor are single glazed and opening skylights on the 1st floor are double glazed units. All exposed timber finishes are finished in an attractive blue paint. The overall impression is a well maintained, fresh and clean property.

The building was built as two separate properties which over the years have been combined, by creating a slapping through the dividing wall on both floors.

The Courtyard Coffee Shop is located on the ground and first floor of the building. Located just off the main street of Dingwall, it is easily accessible, and the external seating area ideally set well back from passing traffic. The customers are currently primarily served on the ground floor, over two areas, with 34 and 16 covers respectfully. The customer areas are delightfully bright spaces which is finished to a great standard. A modern and tasteful area with an excellent buzz and cosy atmosphere. The charming main area is set with individual wooden tables and chairs with a second seating area accessed down a shallow ramp. Additionally, the business benefits from a delightfully secluded and south facing external area, which, when the weather allows, is a great space for customers to relax and enjoy a coffee or meal in the fresh air.

The Coffee Shop area is currently set up to accommodate 50 covers internally and the lovely external patio area is set with external tables and chairs, behind planters and wooden trellising.

The main kitchen is positioned to one end of the ground floor, an ideal layout to facilitate the movement of food to the eating areas. Toilet facilities are located at the other end of the property.

Above the main customer area lies the baking kitchen, accessed via stair located beside the rear service entrance and main kitchen. The baking kitchen produces the many cakes and tray bakes enjoyed in the café. Again, this is ideally located, making the management of stock simple. The office and storage rooms are located on this level. Part of the 1st floor is currently underutilised, this lovely area could be set as private dining, meeting room etc or simply an extension of the current customer seating. This area should be able to accommodate around 24 covers. This is not currently being traded by the owners. It is considered that with some small adjustments, this could also make a great entertaining space for small parties. Toilets sit adjacent to the stairs at one end of the first floor.







LOCATION

The Town of Dingwall is located on the banks of the river Conon in the beautiful rural setting of Easter Ross-shire. With a population of circa 6,000 but with a much higher catchment area, the wider area benefits from thriving agricultural, engineering, tourism and port related businesses. Due to its location Dingwall is a centre of administration and as such is well provided for in terms of social, welfare and general services. The Town has a long and established history, and the wider area has a great many attractions such as castles, distilleries and golf courses. However, many visitors just come to enjoy the beautiful countryside and hill walking. For those interested in field sports and fishing rural Ross-shire offers unparalleled experiences with some outstanding salmon and trout fishing. The Cromarty Firth and Moray Firth are popular venues for adventurous water sports with the many freshwater lochs in the region providing an outlet for a wide range of activities. The Moray Firth also attracts visitors because of the presence of dolphins and minke whales. Dingwall is approximately 14 miles from Inverness, a vibrant centre of tourism and commerce with excellent communication links (Rail and Airport).

SERVICE AREAS

The property benefits from two extremely well-equipped and spacious kitchens. These well designed and appointed areas facilitate ease of food preparation and service. There is a good level of storage throughout including fridges, freezers and dry stores. The premises benefits from a good level of storage on the first floor which houses primarily dry goods. There are fridges and freezers located throughout the services areas. The service facilities work extremely well for the scale of the operation.

Toilet facilities are available on both floors with one of the downstairs toilets providing good facilities for the less mobile.

OUTSIDE SPACE

The Courtyard Coffee Shop benefits from a sizable and well-maintained patio area in front of the café which is paved with some attractive planters and trellising. Customer car parking is provide in any of the numerous local free public car parks.

SERVICES

The property benefits from mains electricity, water and drainage. Electricity is used for cooking in the kitchens. The Courtyard Coffee Shop is compliant with electrical and fire regulations. Wi-Fi is available throughout the property.





DEVELOPMENT POTENTIAL

The following list highlights some potential development opportunities which new owners may wish to consider. The list is not comprehensive but indicates some potential areas for development.

- Increase operating hours to include dinners
- License the premises to alcohol could be served with evening meals
- Develop the upstairs seating area to extend covers availability or offer parties
- Offer bespoke cakes and baking for events

ACCOUNTS

The Courtyard Coffee Shop trades at a successful level, generating an enviable adjusted net profit. Accounting information will be made available to seriously interested parties subsequent to viewing.

LICENCE

The business is not currently licensed.

EPC RATING

The Courtyard Coffee Shop has an EPC rating of 'C'.

DIRECTIONS

See map insert. What3word reference is [///rehearsal.caveman.shuttling](https://www.what3words.com/rehearsal.caveman.shuttling)

WEBSITE AND WEB PRESENCE

The Courtyard Coffee Shop has its own website (<https://thecourtyarddingwall.co.uk>). The business also utilises several web-based marketing platforms including TripAdvisor with a score of 4.5 and Google reviews with 4.5.

PLANS

Outline floor plans are available upon request from ASG Commercial Limited.

PLANNING CLASS

The property operates under planning use Class 3.

RATEABLE VALUE

The rateable value for The Courtyard Coffee Shop is £9,750, reference number 03/09/380080/5 (effective from 01 Apr 26) benefitting from a 100% discount under the Small Business Bonus Scheme, for eligible applicants.

PRICE

Offers over £60,000 are invited for the Leasehold interest complete with goodwill, website and trade contents (according to inventory, excludes any personal items). Stock at valuation.

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 access to a large variety of legal experts who can act in all legal matters arising.

VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 1 Cromwell Road, Inverness, IV1 1SX

Tel: 01463 714757

E: admin@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date.



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