



- Iconic Inverness city centre bar in a prime trading location
- Well-established, high-profile trading business
- Positioned on a key pedestrian route into the refurbished Victorian Market
- Substantial property arranged over three floors plus basement
- Loyal and established local customer base
- Highly regarded live music and destination venue
- Strongly performing business with established management in place
- Suitable for remote or absentee ownership
- Significant development potential throughout
- Adjacent to a major tourist hotspot and regenerated market area





Description

Occupying a prime position in the heart of Inverness city centre, The Market Bar is one of the Highlands' best-known traditional pubs and live music venues. Renowned amongst locals and tourists alike, the business enjoys a strong trading reputation and a prominent position within the city's leisure circuit.

Dating back to the 1740s, this characterful property has been successfully operated by the current owners for over 38 years.

Arranged over three floors plus a substantial basement, the main trading areas comprise a traditional public bar at ground floor level and a vibrant first-floor music venue.

The business currently trades solely on wet sales, offering clear scope for future growth and diversification.

The unused second floor presents further development potential, subject to the necessary consents, enhancing the overall appeal of this rare and historic hospitality opportunity.

Reason For Sale

After owning and running The Market Bar since 1982 and successfully operating the business for many years in the hospitality sector, the owners' forthcoming retirement brings this excellent opportunity to the market.

Trade

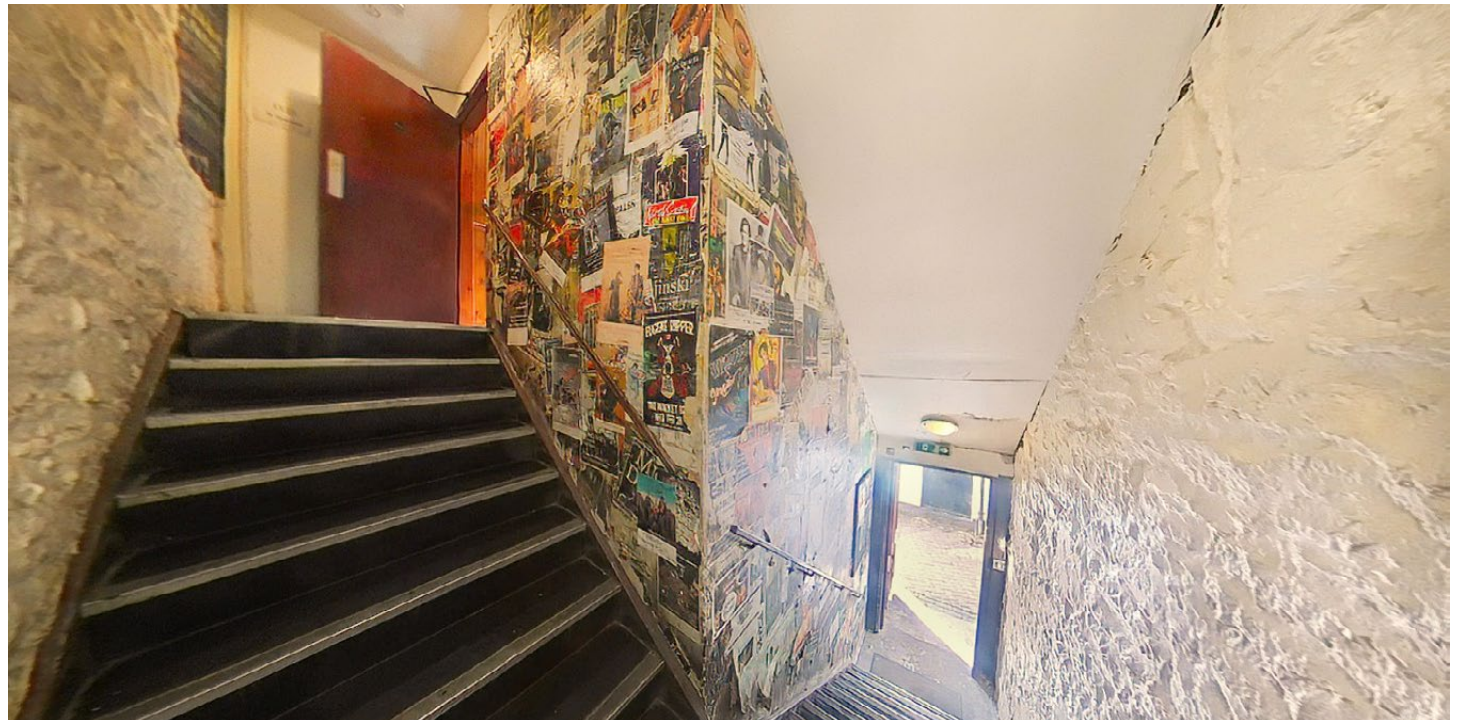
The Market Bar is prominently located on the pedestrian routes into the Victorian Market from Church Street, in the heart of Inverness. Close to the city's main social circuit, it has an established reputation as a springboard for talent, having hosted early performances from well-known Scottish artists.

The property benefits from two entrances serving the ground floor bar and first-floor venue. Each space accommodates up to 60 guests, giving a combined capacity of approximately 120. The layout allows the business to operate dual trade, catering to both live music audiences and those seeking a quieter social drink. The ground floor also includes TV and darts facilities.

Retaining many original features, the bar offers a traditional atmosphere with a well-stocked gantry and range of keg beers, contributing to its strong appeal among locals and visitors.

Recent refurbishment of the adjacent Victorian Market, including the addition of a new food hall, has significantly increased footfall and enhanced the surrounding trading environment.

The ground floor bar trades seven days a week from 9am–11pm. The upstairs venue operates Monday to Sunday from 12noon – 1am for live music, with plans to extend to seven-day trading from April (12pm–1am).





Location

Inverness city centre occupies a strategic position as the commercial and transport hub of the Scottish Highlands, providing excellent regional connectivity and strong logistical advantages for businesses.

The Market Bar benefits from a central location within the main city centre trading area, close to Church Street and key pedestrian routes, ensuring high levels of footfall throughout the year.

Inverness is well served by road, rail and air links, with direct access via the A9 and A96 providing efficient routes to Aberdeen, Perth and the Central Belt. The city's railway station offers regular services to Edinburgh, Glasgow and London, while Inverness Airport provides domestic and limited international connections, supporting both business and tourism travel.

As the principal service centre for the Highlands and Islands, Inverness draws from a wide rural catchment area in addition to its strong local population. This is further enhanced by its role as a major tourist gateway, with significant seasonal and year-round visitor numbers.

The combination of strong infrastructure, growing population, and established tourism economy makes Inverness city centre a highly desirable and commercially resilient trading location for hospitality operators.

Staff

The business is currently operated by the owners with day-to-day supervision provided by a manager. It typically employs around six staff, including five full-time, which is sufficient for its straightforward operating model.

The business is well-suited to remote management and would ideally suit a silent or absentee owner.

The Property

The Market Bar is a 3-storey property with a full basement level with its origins from around the 1740s. The property is in a terraced location and has excellent prominence and branding. The building is of stone construction under a slate roof.

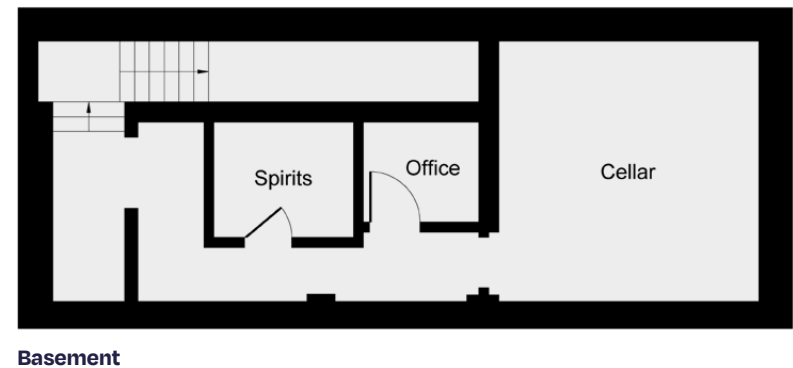
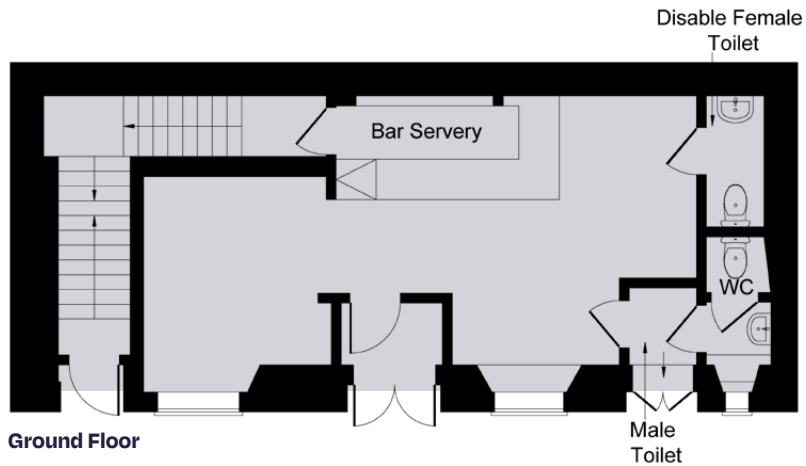
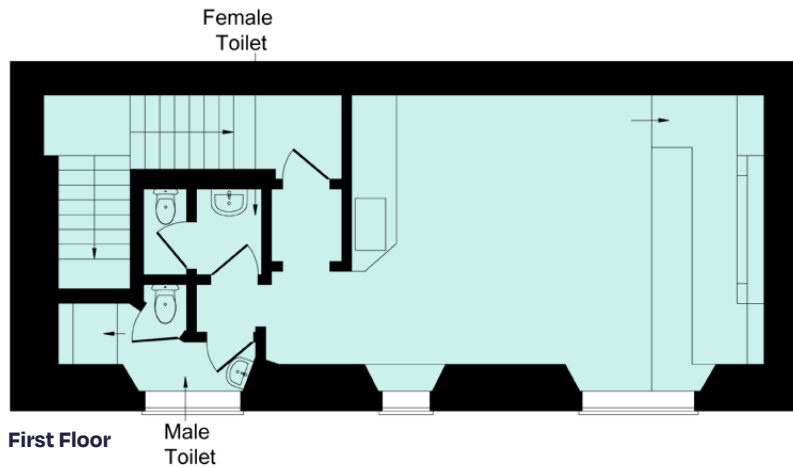
Ground Floor Bar

The main access to the ground floor bar is from Church Street via a short passage leading directly to the Victorian Market.

Entry is at street level into the main bar area. The internal accommodation is presented in good condition and is furnished with a mix of free-standing and fixed bar units.

The ground floor bar includes a TV, catering for casual drinkers, and benefits from both ladies' and gents' toilet facilities. The space has a capacity of approximately 60 customers.





First Floor Bar and Music Venue

The first-floor bar is fitted with a mix of fixed and free-standing furniture and features an attractive bar servery, together with separate ladies' and gents' washroom facilities. The space includes a stage area and can comfortably accommodate up to 60 customers.

Second Floor

Access to the second floor is via retractable ladders. The floor area matches that of the ground and first floors and represents a prime development opportunity. The second floor may offer scope for further development, subject to obtaining the necessary consents.

Basement

Accessed from the ground floor bar, the basement comprises a cellar, office, separate spirits store, and additional storage areas. The cellar is chilled and well-equipped with modern dispensing systems to ensure optimal beer quality. Deliveries are conveniently received via an external front drop-hatch.

External Seating

Outside the property the business has a license which permits them to have tables in the lane to seat up to 12 people.

Development Opportunities

The property offers a range of exciting development opportunities:

- Introduce food offering via external caterer
- Enhance revenue through food provision
- Convert second floor to events space (STC)
- Potential self-contained unit (STC)
- Breakout/performer space
- Owner's accommodation potential (STC)
- Diversify income streams
- Utilise underused upper floor space
- Optimise overall layout and trading configuration

Services

The business benefits from mains electricity, water and drainage. The premises trading aspects are fully compliant with Environmental Health and Fire Regulations. The building also has a security system.

Accounts

Accounts information will be made available to seriously interested parties post viewing.

Licence

The business has a licence under the Licencing Scotland Act 2005, reference number HC/INBS/385, and a copy of the operating plan is available to interested parties, which details operating practices.

Plans

An indicative site plan and building layout plan will be available from the selling agents upon request.

Price

Offers in the Region of £375,000 (Freehold) are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

Web Presence

The Market Bar currently operates without the benefit of its own website but utilises a Facebook page (www.facebook.com/marketbar.inverness).

Rateable Value

The rateable value of the property is £37,000, details can be found on the SAA web site for property reference 06/08/147530/4.

EPC Rating

The property has an energy rating of 'bbc'.

Directions

The Market Bar is located as per the map below. The what3words reference for the entrance from Church Street is ///bags.visual.expand

Finance & Legal Services

ASG Commercial Ltd is in touch with a variety of different lenders who can provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction where appropriate. We also have many contacts in the legal profession who can assist 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

T: 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 if one is set.

