

FOR SALE/MAY LET

Highly profitable business located on the NC500

**GRAHAM
SIBBALD**



La Mirage Restaurant

7-9 Dunrobin Street, Helmsdale, KW8 6JA

Offers in the region of £450,000 - Freehold

Find out more at
www.g-s.co.uk

- Excellent opportunity to acquire a highly profitable business
- Prominent frontage in a busy town along the popular NC500 route
- Turnkey operation with strong reputation and loyal repeat clientele
- Currently providing a large range of take-away food as well as a dine in restaurant
- Walk-in condition with stellar reputation and repeat custom



INTRODUCTION

The subjects are located in Helmsdale, a picturesque village on the east coast of the Scottish Highlands, positioned along the renowned North Coast 500 route. La Mirage restaurant enjoys a prominent position on one of the village's main streets, boasting a wide and inviting frontage.

The property comprises a well-established 40-cover restaurant, a busy takeaway, and a spacious four-bedroom owner's duplex flat above, offering stunning sea views. The premises benefit from expansive window frontage and a well-equipped commercial kitchen that services both the restaurant and takeaway operations.

Fitted with modern, state-of-the-art kitchen—the unit is turnkey and would appeal to a wide range of potential occupiers. There is ample stores and prep areas to the rear of the property.

The business enjoys consistent year-round trade from both tourists and local residents, with a loyal customer base and strong levels of repeat custom.

As the current owners prepare to move on to new ventures, they leave behind a thriving and highly profitable business with impressive turnover figures. This opportunity would be ideally suited to a hands-on operator looking to step into a successful, fully operational enterprise in a desirable Highland location.

La Mirage has been catering for the highlands for over 40 years.

ACCOMMODATION SUMMARY

The accommodation can be described briefly as follows: -

- Restaurant (40 covers)
- Takeaway

Service Area

- Kitchen Area
- Preparation Rooms
- Walk-in fridge and freezer

Owners Accommodation

- Living room
- Dining Kitchen
- Two bedrooms and a family shower room on the first floor
- Two ensuite double rooms on the second floor

TRADE

Further information for the business will be shown to seriously interested parties following a formal viewing.

STAFF

TUPE regulations will apply to all members of staff.

LICENCE

The Premises holds a Class 3 licence.

SERVICE

Mains drainage, electricity and water are all connected to the property.

RATEABLE VALUE

Rateable Value is £14,000 (effective date 01/04/2023)







Owners Accommodation





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PRICE

Offers over £450,000 for the Fixtures, fittings and equipment as well as the good will of the business and the bricks and mortar.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham and Sibbald
233 St Vincent Street
Glasgow
G2 5QY



To arrange a viewing please contact:



Martin Sutherland
Licensed Trade and Business Agent
Martin.Sutherland@g-s.co.uk
07768 704 203



Katie Tait
Surveyor - Hotel + Leisure
Katie.Tait@g-s.co.uk
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