





- Successful business in the heart of Lochcarron
- Comprising a popular café and a generous three-bedroom flat
- Prime waterside location with year-round trade
- 83m<sup>2</sup> café serving homemade bakes and locally sourced food
- Sit-in and takeaway options for both locals and NC500 tourists
- Highly rated – 4.4★ on TripAdvisor, ranked #2 of 7 restaurants in Lochcarron
- 83m<sup>2</sup> 3-bedroom flat above the café with private outdoor space
- Excellent profits – ideal for an owner-operator or family-run business
- Fully operational and turnkey
- A genuine lifestyle opportunity in one of the Highlands' most picturesque villages

## Description

This well-appointed commercial property occupies a prominent lochside position in the picturesque West Highland village of Lochcarron. The building comprises a thriving café business on the ground floor and a spacious three-bedroom flat above, with both levels extending to approximately 83m<sup>2</sup> each.

The café operates year-round and enjoys strong support from both locals and visitors. It offers a warm, dog-friendly atmosphere and serves freshly prepared light meals, home baking, teas, coffees, and traditional favourites such as fish and chips. Catering to both sit-in and takeaway customers, the business benefits from an excellent reputation, currently holding a 4.4-star rating on TripAdvisor and ranking #2 out of 7 restaurants in Lochcarron.

The first-floor flat offers comfortable living accommodation comprising three bedrooms, along with the added benefit of a private outdoor area featuring decking and seating—ideal for relaxing and enjoying the surrounding scenery. This space is conveniently accessed directly from the kitchen. The flat is currently utilised as staff accommodation for a local business.

This property presents a rare turnkey opportunity for those seeking to operate a successful lifestyle business in one of the most scenic locations on the west coast of the Highlands.

## Trade

Waterside Café is a well-regarded and popular establishment located in the heart of Lochcarron, which is valued as a community hub.

Benefiting from a prominent position and strong footfall, particularly during the main tourist season from April to October, the café attracts a loyal customer base of both locals and visitors.

The café has built an excellent reputation for its freshly prepared offerings, with artisan cakes and home baking being particular highlights, complemented by a wide selection of hot and cold beverages. Trading is currently limited to daytime hours, offering scope for growth should a new owner wish to introduce evening meals or extend the current trading hours. The business also sells locally source craft produces and produce.

In the spring and summer months, Waterside Café operates six days a week, opening from 09:00 to 17:00 with later opening to 18.30 on a Friday and Saturday. During the quieter winter season, trading reduces whilst maintaining steady local support.

Well-regarded for accommodating a wide range of dietary requirements, the café has built a strong reputation for quality and service. It consistently receives excellent feedback, currently holding the #2 ranking out of 7 restaurants in Lochcarron on TripAdvisor, along with a 4.7-star rating on Google—clear indicators of its popularity and high customer satisfaction.

## Staff

The business employs 10 staff, mainly part time who work alongside the owner.

## Reason For Sale

The current owner is seeking to reduce their overall business commitments, presenting an excellent opportunity to acquire a desirable property in a prominent village location. In addition, there is scope to purchase the existing business, as the current tenant does not intend to remain in the long term.

## Location

Lochcarron is a picturesque coastal village situated along the shores of Loch Carron in the Wester Ross region of the Scottish Highlands. Surrounded by dramatic mountain scenery and tranquil waters, the area is known for its natural beauty and is a popular destination for visitors seeking an authentic Highland experience.

The village offers a strong sense of community and a good range of local amenities, including a shop, post office, medical centre, primary school, garage, cafés, and craft outlets. Its position on the North Coast 500 (NC500) route ensures a consistent flow of tourist traffic during the main season, contributing to the vibrancy of the local economy. The surrounding area is ideal for outdoor pursuits such as walking, climbing, kayaking, fishing, and wildlife watching, with notable nearby attractions including the Applecross Peninsula and the Bealach na Bà mountain pass. Education is provided locally at Lochcarron Primary School, with secondary schooling available at Plockton High School.

Lochcarron lies approximately 63 miles west of Inverness and is accessible via the A890 and A896. The nearby Strathcarron railway station connects the village to the Inverness–Kyle of Lochalsh line, providing convenient and scenic travel options.

Combining outstanding natural surroundings with a welcoming community and strong visitor appeal, Lochcarron represents an ideal location for both lifestyle and commercial ventures.



## The Property

This two storey property dates back to circa 1900 and is situated on Main Street, which runs through the heart of Lochcarron, and is constructed in stone and finished with crisp white painted render, the building presents an attractive and traditional appearance in keeping with the character of the village.

The roof features a pitched design to the front, clad with concrete tiles, while the rear section is predominantly flat and finished with profiled metal sheeting. The ridge is tiled, and the roof valleys are formed in metal for durability. Windows are of timber casement design with double glazing throughout, complemented by Velux roof lights on the pitched-roofed sections.

The main entrance door is of uPVC construction with double-glazed panels, and the rear access door is of traditional panelled timber with single-glazed sections. Soffits and fascias are formed in timber, contributing to the property's characterful finish.





## The Café

The ground floor of this property is currently in use as a café and extends to approximately 83m<sup>2</sup>. The frontage features three large picture windows and a uPVC composite entrance door, providing excellent natural light and creating a welcoming first impression. A ramp and handrail are in place to ensure step-free access, and a designated outdoor seating area with parasols and planters enhances both the kerb appeal and street visibility.

Internally, the café is configured as a single open-plan space, with the main seating area located to the left and the service counter positioned toward the rear. The counter houses the till point and accommodates hot, cold, and ambient display cabinets. Behind the counter are a coffee machine, under-counter refrigeration, and open shelving for crockery and dry goods. The front section of the space also includes a small retail area, currently used to display local products and tourist items.

Directly behind the counter are separate 'in' and 'out' doors leading to the fully equipped commercial kitchen. This well-appointed space includes a large central preparation island, double pizza oven, deep fat fryer, larder fridge, and a walk-in fridge. The layout also provides for a dishwashing area and a separate workstation for baking, with dedicated shelving and bench space. Additional storage is available in a large internal cupboard and in a lean-to at the rear of the property, which is also accessible from the kitchen.

To the rear left of the customer area, a door leads to a vestibule that provides access to two toilet cubicles—one of which is an accessible customer facility with baby change, while the other is designated for staff use.

Overall, the property offers a practical and well-organised layout, ideally suited to food and beverage operations. It presents a ready-to-trade opportunity for operators seeking an efficient and customer-friendly premises with a strong back-of-house setup.



## The Flat

Positioned above the café, this well maintained and generous three-bedroom flat offers practical and comfortable living in a highly convenient location. Accessed via its own private entrance—a door located to the left at the front of the property—a staircase leads up to a long central hallway connecting all rooms.

The accommodation includes a bright and welcoming lounge with electric fire, a spacious kitchen/dining room ideal for everyday cooking and family meals, a contemporary shower room, and three well-proportioned bedrooms, all offering ample natural light and flexibility for a range of uses.

From the kitchen/dining room, an external door opens onto a walkway that leads to the landscaped, tiered rear garden. This thoughtfully designed outdoor space includes areas of timber decking and gravel, offering a variety of spots for seating or relaxation. Mature trees provide dappled sunlight throughout the day, creating a pleasant and tranquil atmosphere.

This well-laid-out flat provides an ideal living arrangement for an owner-operator or could be let separately to generate additional income.







## Grounds

Externally, the property benefits from a private rear garden, partly laid to grass and partly finished with stone chippings and a decking. The area of timber decking is ideal for outdoor seating. Boundaries are defined by timber and post-and-wire fencing.

An area directly across from the café on Main Street is included in the building title and has extra external seating and allocated café and flat parking.

## Services

The building benefits from mains electricity, water and drainage. Bottled LPG is used for cooking in the café.

## Accounts

Full accounting information will be made available to interested parties subsequent to viewing.

## EPC Rating

The EPC rating for the café is G (204), reference number 6410-0330-7532-2705-0006.

The EPC rating for the flat is F (25), reference number 7002-3377-3722-8590-1253.

## Title Number

The title number is to be confirmed.

## Rates / Council Tax

Waterside Café has a rateable value of £3,350 as at April 2023, property reference number

03/04/039200/5 this may be eligible for a 100% discount under the Small Business Bonus Scheme and as such has a rates liability of £nil for eligible applicants.

Waterfall Flat has a Council Tax Band of B.



## Website

Facebook – <https://www.facebook.com/watersidecafe/about> 1.6k likes and followers

## Plans

An indicative plan is available upon request from the selling agents ASG Commercial.

## Price

Offers in the region of £299,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

## Finance & Legal Services

ASG Commercial Ltd is in touch with several lenders who provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

## Directions

See location map. What3words reference is ///situated.braced.exporters

## 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](mailto:admin@asgcommercial.co.uk)  
Web: [www.asgcommercial.co.uk](http://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, should one be set.

