



- Long-established Torridon General Store and with 3-bed flat above
- Stunning views and prominent village position with year-round footfall
- Strong local and tourist
- Spacious café serving light meals, home baking, ice creams & daily
- Well-stocked store with groceries, fresh produce & local beers
- Additional sales from camping items, maps, and
- First-floor 3-bedroom flat with independent access
- Profitable business with excellent customer ratings and seasonal hours
- Supports local makers with maps, crafts & artwork
- Commercial kitchen, accessible WCs and ample storage
- Scope to expand services, host events, or repurpose the flat





Description

Located in the popular west coast village of Torridon with the magnificent mountain, Liathach as a backdrop, this detached property comprises a long-established café and general store at ground floor level, with substantial owner's accommodation above. Originally operating as a single-storey shop and café, the property was extended by the current owners to include well-appointed, independently accessed residential accommodation, creating a successful owner-occupied business with the advantage of on-site living.

The ground floor features a spacious open-plan layout, accommodating both the café and general store. The café, widely recognised as one of the leading cafés in the area, serves light meals, homemade baked goods, and ice creams and benefits from strong year-round local trade, supplemented by a busy seasonal influx.

The adjoining general store is a key local amenity, offering a comprehensive range of groceries and everyday essentials, including fresh produce, meat, bakery items, and licensed alcohol. The retail offering is further enhanced by locally produced crafts and artwork, Ordnance Survey maps and tourist gifts.

The property occupies a prominent and accessible position within Torridon, a highly regarded destination on Scotland's west coast renowned for its scenery and outdoor pursuits. The business benefits from sustained tourist footfall throughout the season while continuing to serve as a valued and well-supported facility for the local community.





Trade

The café and shop trade strongly and profitably, benefiting from an established reputation and consistently high levels of custom from both the local community and the substantial seasonal tourist market.

The café offers light bites, home baking and daily specials and enjoys excellent online reviews, with TripAdvisor and Google ratings of 4.7, reflecting its popularity and repeat trade.

The retail element provides a complementary and reliable income stream through the sale of groceries, including wine and beer, fresh fruit and vegetables, and locally themed tourist items, together with peat briquettes, logs and kindling available to order.

The business currently operates Monday to Saturday during the summer season and Tuesday to Saturday in the winter months, with opening hours flexible for adjustment by new owners to suit their goals.

Staff

The business operates under an owner-managed structure, with day-to-day activities overseen by a senior staff member and supported by several part-time local employees.

Reason For Sale

The business has been successfully owned, developed, and operated by the current owner since 2009 and is now offered for sale due to retirement.

Location

The property occupies a prominent position in the picturesque village of Torridon on Scotland's west coast, an area renowned for its dramatic scenery, outdoor pursuits, and strong tourist appeal. Torridon serves as a gateway to some of the region's most popular walking, climbing, and wildlife destinations, attracting visitors throughout the year. The village benefits from a loyal local community and a steady stream of tourists, providing a strong and sustainable customer base for the business. Local amenities include Shieldaig Primary School and Gairloch High School, while the community is supported by the village hall, youth hostel, and community centre with gym facilities, as well as visiting services including a post office and butcher. Torridon is a vibrant and active community, with groups and activities ranging from wild swimming to whist nights, and the area's unique geology and natural attractions continue to draw visitors from across Scotland and beyond. Despite its remote location, the village is well-connected, with road links via the A832 and A896 providing access to nearby towns such as Gairloch, Ullapool, and broader transport connections to Inverness and the wider Scottish road network.

The Property

This striking architect designed detached property offers a unique blend of commercial and residential use. The property, initially single storey, was thoughtfully expanded to add a second floor nearly 20 years ago. Featuring a timber exterior with dormer windows, Velux skylights, and distinctive front bay windows, all finished in natural harling with green fascias and timber detailing, the property combines traditional charm with modern efficiency, further enhanced by a slate roof and solar panels.





The ground floor houses a thriving café and general store, whilst a delightful private flat above provides versatile living or letting options. Off-road parking is available to the front, with additional nearby spaces, offering convenience for customers, residents, and staff alike. The ground floor extends to approximately 124 m², with the flat above measuring around 140 m².

The Shop

The ground floor is divided into the shop, café, customer toilets (including a separate accessible toilet), and service areas comprising a store and commercial kitchen. The shop, located to the right on entry, has two well-stocked aisles filled with essential items.

Chillers and a freezer line the back wall, with a door leading to the storeroom holding surplus stock and an additional freezer. A tiled floor and spotlight tracks create a bright, modern shopping environment.

The sales counter, complete with till, has an archway providing direct access to the commercial kitchen. An ice cream freezer adds to the café and retail offerings, making this a highly functional and customer-friendly space.

The Café

The café is a warm and inviting space with freestanding tables and chairs, suitable for relaxing or meeting friends. A wood-burning stove provides a cosy touch. The counter includes a home-baking display, a Barista coffee machine, inset shelving, and an undercounter fridge.

To the front, an extended seating area with a bay window, with velux windows over, offers natural light and exceptional views of the surroundings. Local art is displayed on the walls, adding character to the space. A door provides direct access to the customer toilets.

Service Areas

Commercial kitchen with all expected appliances and large gas range and extractor, full height fridge, dishwasher and sink area.

From a door from the café, a lobby takes you into the customer toilets, one of which is fully accessible with baby changing facilities.

The Flat

The beautifully appointed three-bedroom first-floor flat benefits from independent access via a private staircase to the side of the building.

The accommodation is arranged off a central, bright, entrance hall, featuring wooden flooring, Dordogne oak doors, and neutral décor throughout. A combination of Velux and dormer windows creates a bright, airy feel.

The expansive lounge comfortably accommodates multiple sofas and a six-seat dining table. It benefits from triple-aspect windows and features a wood-burning stove with oak mantle. The front view over looks upper loch Torridon and to the rear via velux there are views of the crags on Liathach. The kitchen is accessed from the lounge and is fitted with floor and wall units, all expected appliances, and benefits from tiled flooring. There is space for a family kitchen table.

The principal bedroom is the largest of the three and features dormer and Velux windows. There is a double second bedroom and a smaller third bedroom, currently used as a study, also both with dormer windows. The property also has a large, modern bathroom with a separate shower cubicle and bath.





Licence Number

The property benefits from a premises licence permitting the sale of alcohol for consumption on or off the premise including beers, wines, and spirits, granted by The Highland Council, reference number HC/CSR/1473.

Grounds

Parking is available to the front, with additional space to the side suitable for log storage and bin storage. Further overspill parking is available along the road by informal arrangement.

Development Opportunities

The property offers significant scope for further development and income generation. Opportunities include extending opening hours and introducing evening dining, themed nights, or a delivery service. The first-floor flat could be repurposed as a self-catering unit, providing an additional revenue stream. There is also potential to host private events such as baby showers, birthday parties, and small functions, subject to the necessary consents.

Services

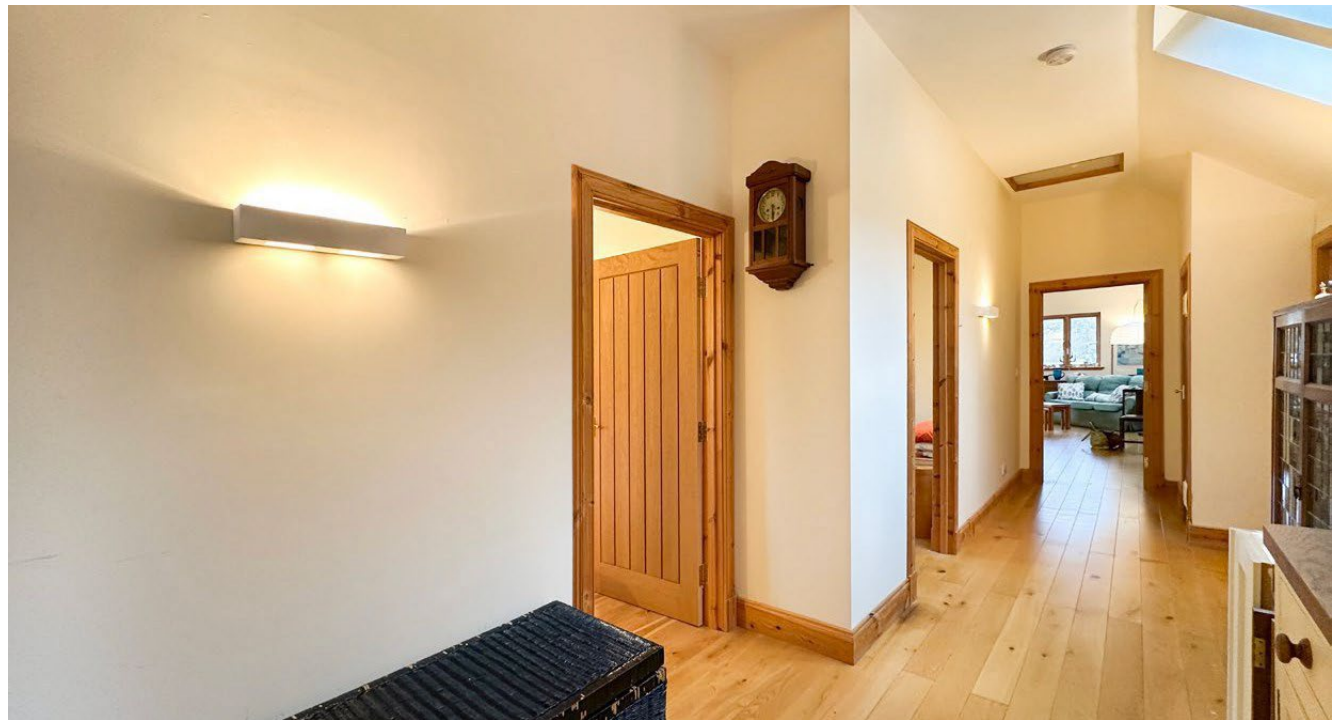
The building benefits from mains electricity, water, and drainage. Bottled LPG is used for cooking within the café. Both the café and the flat are fitted with wood-burning stoves, and the property is further enhanced by underfloor electric heating.

Accounts

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

EPC Rating

The EPC rating for the retail unit is 'TBC'





Title Number

The title number is ROS9124

Rates / Council Tax

The retail unit has a rateable value of £3,000 as at April 2023, property reference number 03/05/029400/7 and benefits from 100% discount under the Small Business Bonus Scheme for eligible businesses. The flat has a council tax band of C, ref number 03/05/029410/0.

Website

The business has a dedicated website at torridonstoresandcafe.co.uk and also a large following of 1.9K on its Facebook page.

Plans

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

Price

Offers Over £349,000 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 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 team of legal experts who can act in all legal matters arising.

Directions

See location map. What3words reference is [///stays.example.surfacing](http://stays.example.surfacing)

Viewing

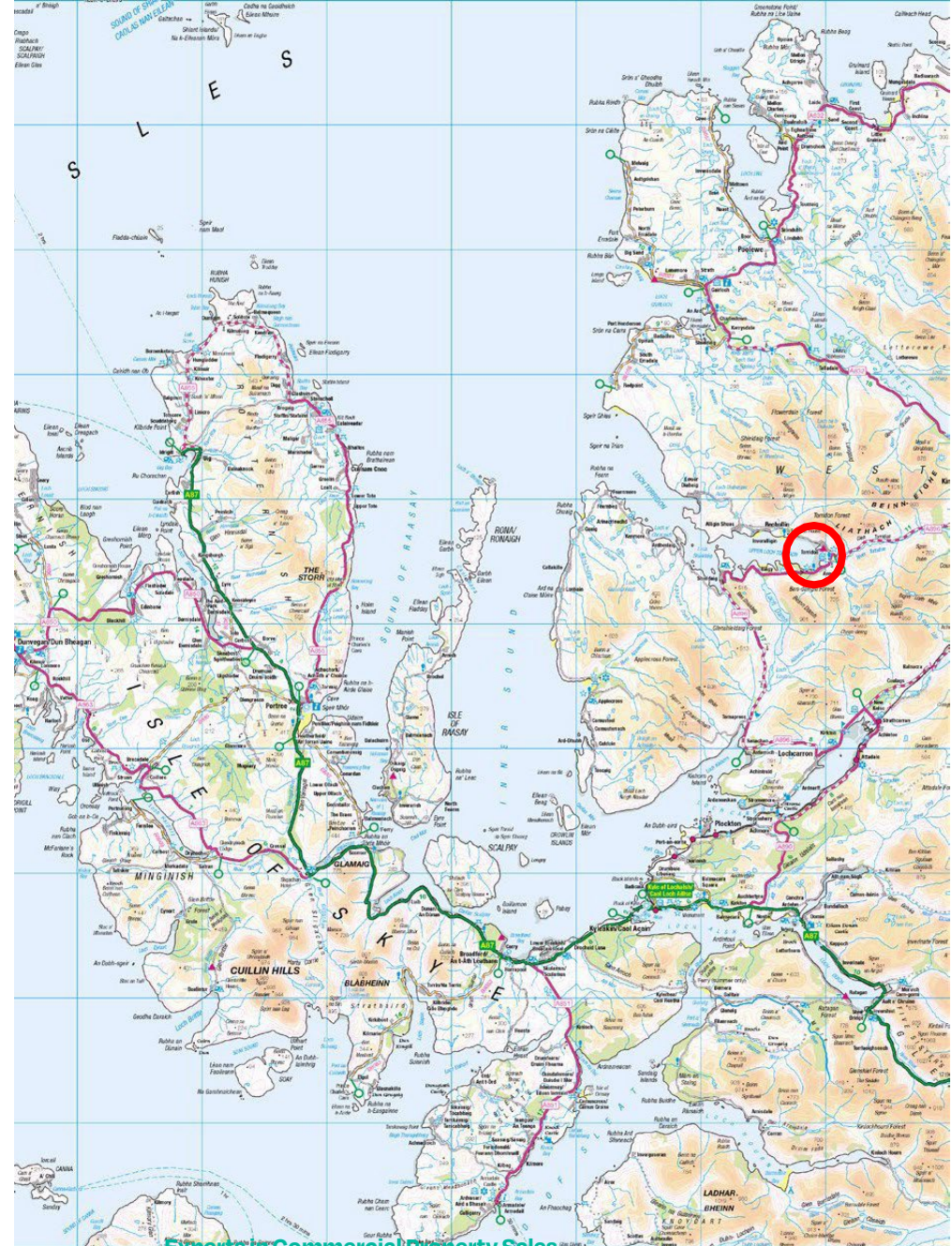
All appointments to view must be made through the vendors selling agents:

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, should one be set.



1 Cromwell Road

Inverness

IV1 1SX

T: 01463 714757

W: asgcommercial.co.uk

E: admin@asgcommercial.co.uk

Experts in Commercial Property Sales

- Hospitality
- Investment
- Corporate
- Retail
- Offices
- Industrial