

DM HALL

SWPC
south west property centre

COASTAL LICENSED EATERY BUSINESS

'THE PORT PANTRY'

24 MAIN STREET • PORTPATRICK • DG9 8JL



**FOR SALE/
TO LET**

- Located in the popular tourist coastal village of Portpatrick
- Long established and highly profitable business
- Ideal lifestyle and owner occupier purchase opportunity
- Well-presented and fully licensed eatery with 50 covers
- 100% business rates relief available
- Gross floor area 100 sq m (1,076 sq ft)
- Price on application
- Flexible purchase terms available
- Rent and premium details on application

DM Hall Commercial Department
12 Bothwell Street, Glasgow, G2 6LU

South West Property Centre
Charlotte Street, Stranraer, DG9 7ED

LOCATION

Portpatrick, is the “jewel in the crown” of the Dumfries & Galloway region, and is a beautifully preserved harbour village on the west coast of the ‘Rhins of Galloway’ peninsula, in Southwest Scotland.

The village is located around 8 miles southwest of Stranraer with a 15 minute drive time, 80 miles west of Dumfries via the A75 and 95 miles southwest of Glasgow via the A77. The local population swells with tourists throughout the year with regular coach trips, golf visits and seasonal events including community music events and folk festivals.

With its crescent shaped harbour, edged with attractive cottages and rugged cliffs, Portpatrick is a popular tourist destination and offers coastal charm with a strong sense of community. Local amenities include country style bars and eateries, an array of quality hotels and accommodation, craft shops, tennis and putting greens and two nearby golf courses, which overlook the Irish sea. Portpatrick is the western trailhead of the Southern Upland Way, offering cliff walks, family friendly beaches and fishing charters.

‘The Port Pantry’ occupies a highly visible position on the east side of Main Street at its junction with Hill Street, a short distance from the harbour. There is good on street and public parking nearby.

MAP © OpenStreetMap contributors





DESCRIPTION

'The Port Pantry' is a well-established village licensed eatery business, which is offered for sale due to the planned relocation of the owner.

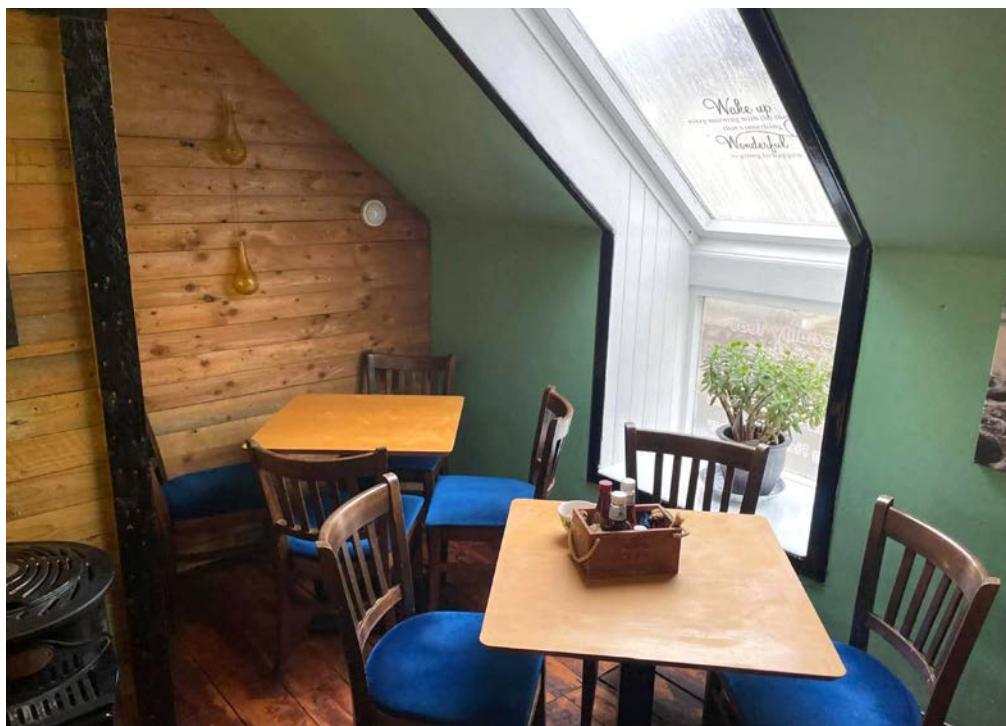
Owned by the vendor since 2015, the business is a traditional and flexible eatery operation, open on a daytime basis but with potential to extend opening in the evening to suit local and seasonal demand. The business has the benefit of a full alcohol sales licence with provision for late operating hours that would assist later opening hours. The business also sells local and Scottish gifts.

The eatery is contained within a one storey plus attic, traditional coastal cottage style property of stone and slate construction with two large display windows and traditional styling commensurate with the local area.

The business caters for 50 covers, with a servery, back preparation area, and a toilet at ground floor level, with the main seating area, a second toilet, a store and a fully fitted commercial kitchen on the upper floor plus additional seating.

The property extends to a gross internal floor area of 100 sq m (1,076 sq ft), or thereby and indicative layout plans are provided.

The rateable value of the property is £3,250 and qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.





BUSINESS

'The Port Pantry' is well established in the village and is a highly rated destination for locals and tourists alike, and is a fully licensed eatery offering speciality teas and coffees, homemade cakes and scones, an extensive breakfast and lunch menu and a weekly specials board, in addition to takeaway options.

The business is operated on a full-time basis by the vendor, with a small team of staff, and would be an ideal purchase for an owner managed couple or someone seeking a lifestyle change.

The business is open seven days, trading from 9:30am to 4:30pm with variations according to the time of year.

The business has constantly strong annual sales with above average profits margins. Accounting information is available to genuinely interested parties on application to the joint selling agents.

EPC

EPC available upon application.

PRICE

Price on application for our client's heritable interest in the property together with goodwill, fixtures and fittings.

Flexible purchase terms are available, subject to status. Our clients may consider a lease with an ingoing premium and further details are available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

INFORMATION

Strictly by contacting
the joint selling agents:-

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2859

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