



# THE BAY OWL RESTAURANT

DUNBEATH, KW6 6EG



**CORNERSTONE**  
BUSINESS PARTNERS

# FREEHOLD

## Fixed Price - £180,000

- Located on the NC500 route
- Idyllic location offering stunning views
- Full class 3 consent
- Fully licenced
- 70 Covers
- Rates Exempt
- Approx 4.5 acres of land
- Ideal for a partnership team

# The Bay Owl Restaurant, Dunbeath, KW6 6EG

## SITUATION

Dunbeath is an idyllic village situated in Caithness within the Scottish Highlands, located on the A9 trunk road which forms part of the famous NC500 route. Visitors to the area may choose to visit Dunbeath's Castle or the local heritage centre which provides an insight into the history of the village and surrounding areas.

Caithness forms part of the NC500 but is also most northerly region in Scotland apart from the Orkney's and Shetlands. Dunbeath proves a popular stop off point for tourists making their way north to visit the Northern Isles as there are convenient and regular ferry links to the Orkney Islands from both John O'Groats and Scrabster both reachable within 45 minutes from the village.

The town of Wick situated 20 miles to the north of Dunbeath, and the highland capital Inverness is 80 miles to the south. Local amenities such as schools, local shops and a train station can be found situated in the nearby town of Wick. There is also an airport in Wick which offers direct air links to Edinburgh and Aberdeen daily.

## PROPERTY

The property is a stone-built detached unit situated on the coast offering stunning views of the North Sea and Dunbeath Castle. The rear is fully glazed giving customers a wonderful outlook.

## INTERNAL DETAILS

The restaurant features a main bar/lounge area capable of seating up to 20 covers, the lounge bar then leads into an open plan restaurant seating area which offers panoramic views of the North Sea and Dunbeath Castle.

The restaurant is capable of catering for up to 50 covers and it leads out to an outdoor seating area at the rear of the property.

The property features a public bar that can be accessed through a separate private entrance.

There is a fully fitted kitchen and various storage areas situated to the front of the property.

## EXTERNAL DETAILS

The property has approximately 4.5 acres of land, this has the potential to provide additional revenue streams and if developed could prove popular due to the NC500 route.

There is a car park situated to the front of the property.

## ANCILLARY AREAS

Male and Female W/C, full commercial kitchen, plentiful storage, lounge bar and public bar areas.

## THE BUSINESS

The Bay Owl Restaurant has been owned and operated by our client for 11 years. The business is situated in a great location right on the NC500 route and is an extremely popular stop off point with tourists making their way around the famous route.

Our client offers customers a traditional local Scottish cuisine which they can enjoy whilst enjoying the panoramic views of the North Sea. The Bay Owl Restaurant is very popular and is regularly fully booked especially during peak tourist season.

Our clients also offer a full public bar offering that is frequented by locals as well as the many tourists that visit the area.

There is great scope for development by utilising the 4.5 acres of land to the rear of the property to develop accommodation blocks, owner's accommodation or extending the current bar/restaurant to accommodate more covers in order to cope with the increased demands in the summer months. Outline planning has been granted for 2 houses and would be ideal for pods.

Our clients are selling the business due to retirement, this opportunity would be ideal for a partnership team to run on a hands-on basis.

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## SERVICES

We are advised that all mains services are connected.

## OPENING HOURS

The current restaurant opening hours are Tuesday to Sunday for lunches 11:00am to 14:30 and for dinner 17:00 to 20:30.

The public bar opening hours are 11:00 to 24:00 and has an extended licence on Saturdays

The business is closed on Mondays

## TENURE

The property is available on a freehold basis.

## PRICE

A fixed price of **£180,000** is sought for the freehold property, goodwill of the business and all fixtures & fittings pertaining thereto.

## BUSINESS PURCHASE FINANCE

Explore funding options — click [here](#).



## RATEABLE VALUE

The rateable value is £7,250 making the property rates exempt

## VIEWING

Strictly by appointment via the sole selling agents Cornerstone Business Agents. Phone 0131 445 7222 or email [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk).

## OFFERS

All offers couched in Scottish legal terms should be submitted to the sole selling agents.

Cornerstone Business Agents

The Walled Garden | Bush Estate | Midlothian | EH26 0SD

Phone 0131 445 7222 | Fax 0131 445 4300

email [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk)

**www.cornerstoneba.co.uk**



# Important Notes

## Sales Particulars & Web Listings

Please note any information contained in sales particulars or web listings for businesses being marketed by Cornerstone Business Agents is intended for general guidance only and should not be taken as statements of fact.

Prospective purchasers should always seek independent professional advice before committing to purchasing a business.

## Viewing Appointments

Whilst it is a good idea to visit a business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, owners or customers of the business.

Many businesses are being marketed confidentially and the staff and locals may not know that the business is on the market, therefore a casual approach can adversely affect the business.

Formal viewing appointments should always be made via Cornerstone Business Agents by calling 0131 445 7222 or completing our [viewing request form](#).

If you wish to cancel an appointment or will be delayed please inform Cornerstone as soon as possible. During out of office hours please call the business direct - however only speak to the person to whom your appointment is with.

Please drop us an email at [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk) or give us a call on 0131 445 7222 after you have viewed to let us have your thoughts and feedback on the business you have viewed.

## Trading Figures & Accounts

As sales particulars are readily available to be downloaded from the internet it is rare that confidential trading figures are included in sales particulars. For reasons of confidentiality accounts are in most cases only available after a formal viewing. We understand that this can cause problems as it is pointless viewing a business that is not affordable. We therefore suggest that you call Cornerstone and ask for the agent handling the sale who will give guidance on trading levels and profitability before you view.

## Business Finance

There are a wide range of funding options available to assist with a business purchase. Cornerstone work with a wide range of lenders and commercial finance brokers to ensure that purchasers of our clients' businesses obtain the most advantageous funding facilities available. Please contact us if you would like to discuss business finance options with one of our independent specialists.

We strongly advise that business purchasers discuss funding criteria with a specialist broker at an early stage. Discussing funding criteria with a single lender is unlikely to result in the best funding solution being found. Please call 0131 445 7222 to speak to one of our finance specialists.

## Legal Aspects of Buying a Business in Scotland

You will need to instruct a Scottish solicitor to act on your behalf when buying a business in Scotland. Scottish law differs from English law. It is important to instruct a solicitor who is experienced in buying the type of business you are considering.

Cornerstone offer a list of solicitors that we can recommend. Please drop us an email to [info@cornerstoneba.co.uk](mailto:info@cornerstoneba.co.uk) for more information.