



**MCEWAN FRASER LEGAL IS DELIGHTED  
TO PRESENT THIS EXCEPTIONAL  
BUSINESS OPPORTUNITY: A THRIVING  
BAR WITH STRONG LOCAL CLIENTELE**

An incredible opportunity has arisen to acquire a well-established and highly successful bar located in the heart of Kirriemuir. With seating for 80 guests, an inviting outdoor area, and a range of amenities, this business is a true gem for hospitality enthusiasts.





## KEY FEATURES:

This Tudor-style property, under a slate roof, offers a unique and inviting setting. The Attic Club, formed from the attic space of a detached property, is accessed via external stairs, one at either end, and is designed for the ultimate customer experience.

**AMPLE SEATING:** The bar comfortably accommodates 80 guests, providing a lively and welcoming atmosphere for patrons.

**AL FRESCO CHARM:** In addition to the interior seating, the outdoor benches offer an al fresco experience that's perfect for sunny days and evenings as well as smokers.

**MODERN FACILITIES:** The property is equipped with three well-maintained toilets, including one for disabled patrons. The galley kitchen allows for the preparation of snacks and light "picnic" style meals.

**ORGANIZED STORAGE:** The dedicated store room helps keep inventory organised, streamlining daily operations.

**STRONG TRADING HISTORY:** This bar enjoys a history of strong trading, attracting both regular and new customers.

**ENTERTAINMENT OPPORTUNITIES:** Regular live music, themed nights, comedy and quiz nights create a vibrant atmosphere that keeps patrons coming back. A small stage is purpose built for entertainers and flexible to accommodate additional seating when required.

**PRIME LOCATION:** Situated in Kirriemir, the bar is ideally positioned, benefiting from its proximity to restaurants and public bars.

**LOYAL LOCAL CLIENTELE:** The business has built a loyal base of local clientele who appreciate the friendly and inviting ambiance. In addition, always popular during festivals and local events that encourage music tourism.

**POTENTIAL FOR GROWTH:** There is evident scope and potential for new owners to expand and diversify the business further.

**WELL-MAINTAINED PROPERTY:** The property is meticulously maintained, reflecting the pride and care taken by the current owners.

**FREEHOLD OPPORTUNITY:** This property and business are available for sale on a freehold basis.



## KEY AREAS:

**MAIN BAR:** The central hub for socialising and entertainment.

**TOILETS:** Three toilets, including a disabled toilet, for the convenience of patrons.

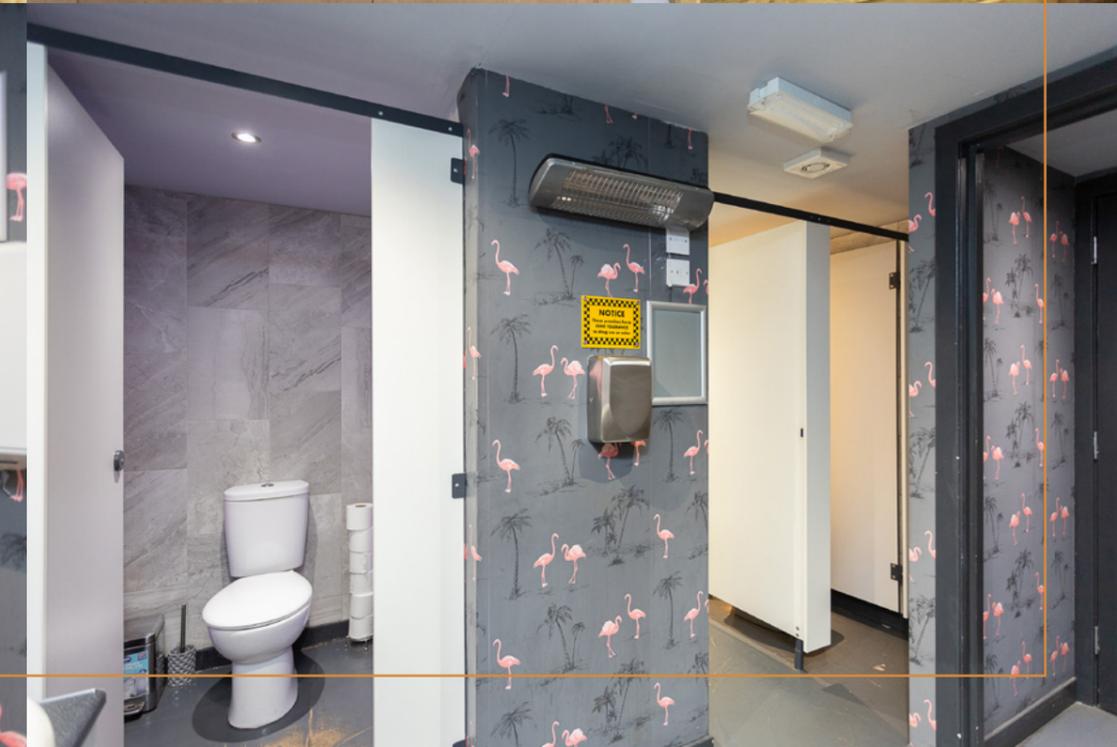
**KITCHEN:** for snack preparation.

**CELLAR:** A meticulously maintained cellar ensures top-notch beverage service.

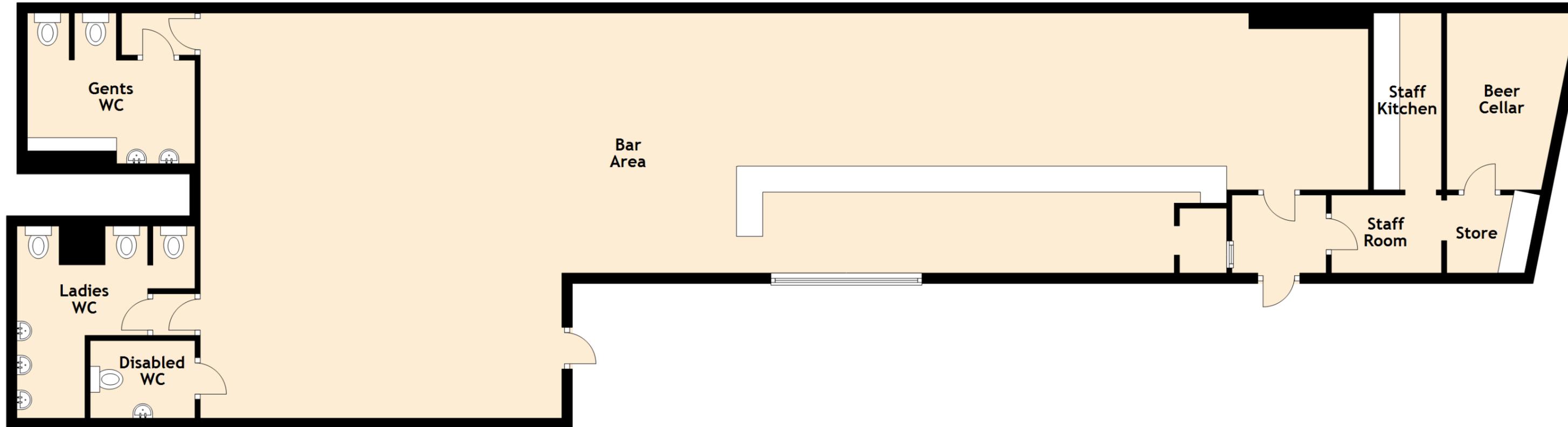
**STORE ROOM:** An organised space for inventory management.

In conclusion, this is a thriving and profitable bar business with an array of potential opportunities for new owners to explore. Located in a prime position within the town center, the Attic Club is the go-to destination for those seeking a memorable evening out. This property and business are offered on a freehold basis, and it's a golden opportunity for hands-on owners, a couple, family, or partnership team to take the reins of a well-loved and successful bar. Reluctant sale as our client wishes to spend more time on other pursuits.

Accounts are Available on request once the premises have been viewed. Stock at cost, all tables and chairs included. Other facilities and items can be discussed with owner. The lease of most equipment can be re-assigned to new owner to allow a turn-key operation.



## FLOOR PLAN & DIMENSIONS:



### APPROXIMATE DIMENSIONS (TAKEN FROM THE WIDEST POINT)

Bar Area	22.30m (73'2") x 7.80m (25'7")
Ladies WC	3.70m (12'2") x 3.40m (11'2")
Gents WC	3.20m (10'6") x 2.90m (9'6")
Disabled WC	2.00m (6'7") x 1.50m (4'11")
Staff Room	2.10m (6'11") x 1.50m (4'11")
Staff Kitchen	3.40m (11'2") x 1.30m (4'3")
Store	1.80m (5'11") x 1.50m (4'11")
Beer Cellar	3.40m (11'2") x 2.50m (8'3")

**EXTRAS:** All leased components can be discussed with the owner.

## LOCATION:

Kirriemuir is not just a beautiful town; it's a thriving business and hospitality destination with abundant potential waiting to be tapped. As you explore Kirriemuir, you'll find:

**DIVERSE CLIENTELE:** The town welcomes a diverse clientele, from locals looking for a welcoming neighbourhood spot to tourists eager to explore its charm.

**PRIME LOCATION:** With its prime location in Angus, Kirriemuir offers easy access to a wide regional audience, making it a strategic base for your hospitality venture.

**ENTERTAINMENT HUB:** The town's reputation as an entertainment hub means there's a built-in audience for your business, whether you're continuing existing traditions or introducing new ones.

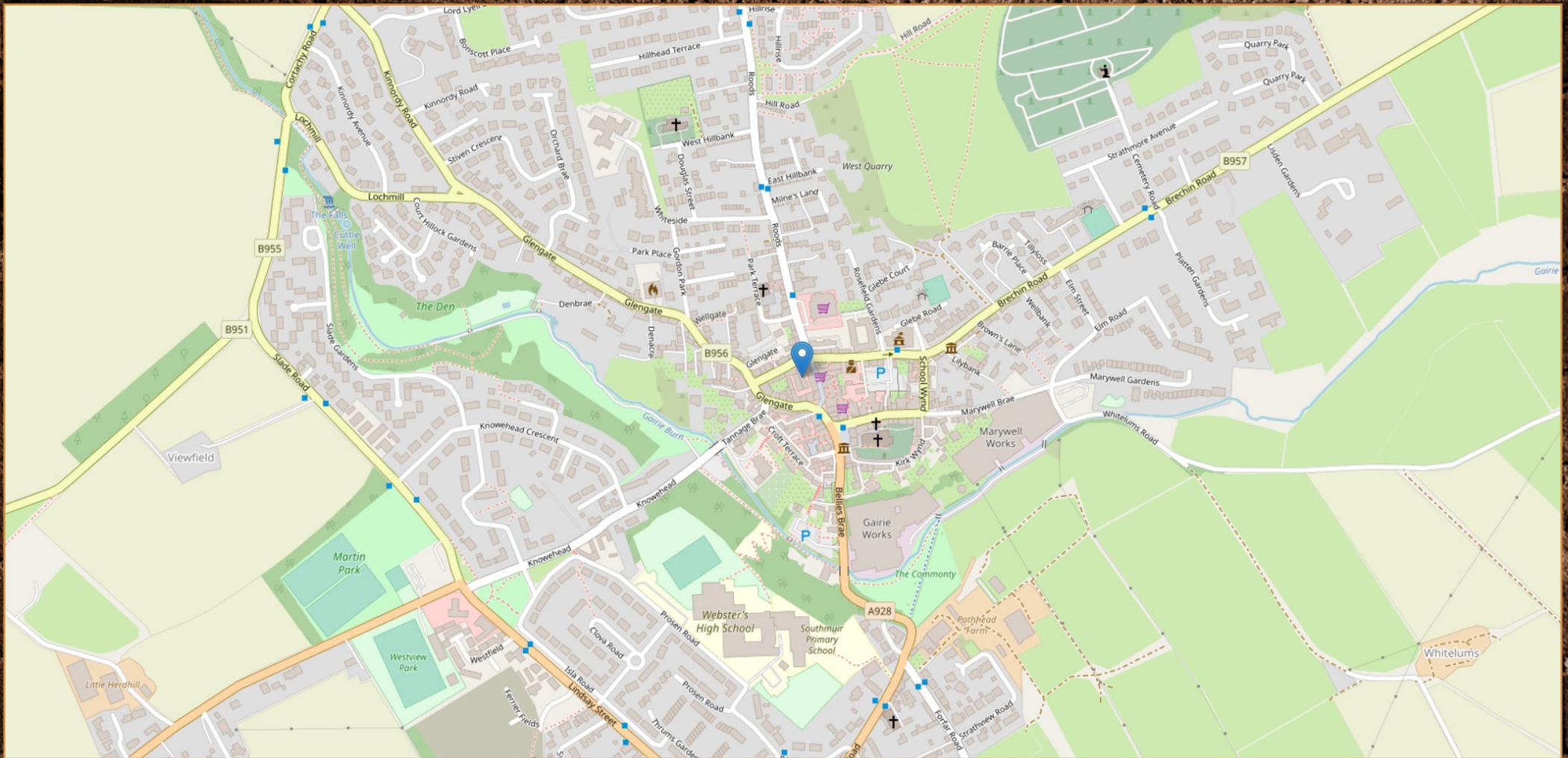
**HERITAGE APPEAL:** Kirriemuir's rich heritage and connection to famous figures like J.M. Barrie (creator of Peter Pan) provide unique opportunities to create themed experiences or events. Bonfest sees AC/DC fans from all over the world coming together for three days of rock & roll in Bon Scott's Scottish hometown of Kirriemuir

**COMMUNITY ENGAGEMENT:** Join the active local business community, which collaborates to promote the town and create exciting opportunities for growth.





In conclusion, Kirriemuir is not just a town; it's a vibrant canvas for your business and hospitality dreams. Whether you're looking to acquire a thriving bar or embark on a new venture, this charming town offers the ideal setting. Join the ranks of successful hospitality businesses that have thrived in this welcoming community and become a part of Kirriemuir's storied history. Your opportunity to make your mark in this bustling hospitality scene starts here.



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Text and description  
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Professional photography  
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Layout graphics and design  
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