



CCL



TASTE of the TROSSACHS

CAFE-RESTAURANT



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CCL Property is excited to present 12 Main Street, home to the thriving 40-seat café restaurant, Taste of the Trossachs. This property comes fully equipped, offering a turnkey solution for those aspiring to operate their own café or bistro. Situated in the vibrant market town of Callander, a renowned tourist hotspot, this established business venue holds immense potential. Additionally, it represents an excellent investment opportunity for those looking to expand their portfolio in a bustling location.

- TO LET / MAY SELL
- Exceptionally well equipped cafe
- Located on Heart 200 Tourist Trail
- Exempt Business Rates
- Lease Premium £20,000
- £22,000 per annum
- Great business potential
- 40 Covers
- Terms by Negotiation



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12 Main Street | Callander | Stirling |

FK17 8BB

£22,000

Situation

Callander Meadows, located in Callander is a popular tourist location occupying the eastern gateway of the Trossachs and Loch Lomond National Park on the Heart 200 tourist route. The A84 which leads through the town and in front of the business is one of the most important cross-country tourist routes leading from central Scotland to the Highlands. Callander is also a popular tourist base for those exploring the Highlands as well as a favoured weekend destination. Frequently referred to as a gateway to the Highlands, Callander retains a simple link to the central belt of Scotland being located approximately 14 miles from Stirling and offering easy access to Glasgow and Edinburgh city centres.

The town has a tourist feel, especially in high season which extends from Easter to October, with the streets bustling with day-trippers, holidaymakers and those passing through the town attracted by retail amenities as well as the countless walks in the area. Located 3 miles from Bracklinn Falls Bridge and 4 miles from Loch Rusky, Callander is also a central location for exploring further afield.

The Business

For those seeking a promising business venture, this 40-seat café premises offers an exceptional opportunity. Featuring a flexible layout, a spacious service area complete with display cabinets and a barista coffee machine, alongside a large kitchen and preparation area, this establishment is primed for easy management and high demand. Its prime location near car parks and the flow of passing trade, particularly from tourists during peak seasons, underscores its potential for extended operating hours and significant profitability. In addition the front window opens to allow direct takeaway sales to the passing trade. Ideal for ice cream sales in warmer weather.

Included in the offering are all equipment, fixtures, and fittings necessary for the business, ensuring a seamless transition for the new owner.

Property

This 40-cover restaurant, occupying 47 square meters of the total 86 square meter premises, offers a prime dining experience with large windows that provide a picturesque view of Callander's main street. The central double doorway, allowing easy access for wheelchairs and prams, ushers patrons directly into the welcoming restaurant area, which is furnished with a mix of free-standing tables, chairs, and fixed seating arrangements. A service counter with an adjoining chilled display cabinet and various shelving units enhance the functionality and appeal of the space. There is a public WC on this level.

Descending steps lead to a well-equipped kitchen featuring a large range cooker, deep fat fryer, and an extensive array of essential cooking implements. Adjacent to the kitchen is a storage room, well-stocked with numerous refrigerators and freezers, and provides access to a side walkway leading directly to the main car park. Additionally, there is a wash and prep area adjoining the kitchen, further optimizing the space for efficient restaurant operations.

External

The premises are conveniently located with direct access to the pavement of Main Street in Callander, featuring a side entrance at the rear that serves as a delivery and service access point. Additionally, there is a separate private garden and parking area at the back of the property. Although not directly connected, this space can accommodate several cars and includes a large shed that backs onto a pedestrian walkway frequented by tourists. The condition of this area is average, but it holds potential as an ideal spot for serving ice cream, light snacks, and beverages to passing trade.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.