

# The Broch Cafe

MAIN STREET, STRATHYRE, CALLANDER, FK18 8NA



EXCELLENT OPPORTUNITY TO PURCHASE A  
WELL-ESTABLISHED BUSINESS WITHIN THE LOCH  
LOMOND AND TROSSACHS NATIONAL PARK



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# THE PROPERTY

McEwan Fraser Legal is delighted to present to the market the popular and well-known Broch Cafe located in a popular leafy village. Due to early retirement, the business is being offered as a successfully run family business on a Freehold basis. The cafe has opportunities to expand within the premises and on the previously acquired grounds and car park surrounding the building. The Broch Cafe is well known within the area and benefits from local repeat clientele, as well as plenty of passing tourism trade due to its prominent position on the A84 in the Loch Lomond and Trossachs National Park.





# THE PROPERTY

The current owners have worked hard to establish the business over the last 10 years and it is now run as a successful cafe offering hot and cold foods. The commercial kitchen has all the equipment required to prepare the popular menu items easily.











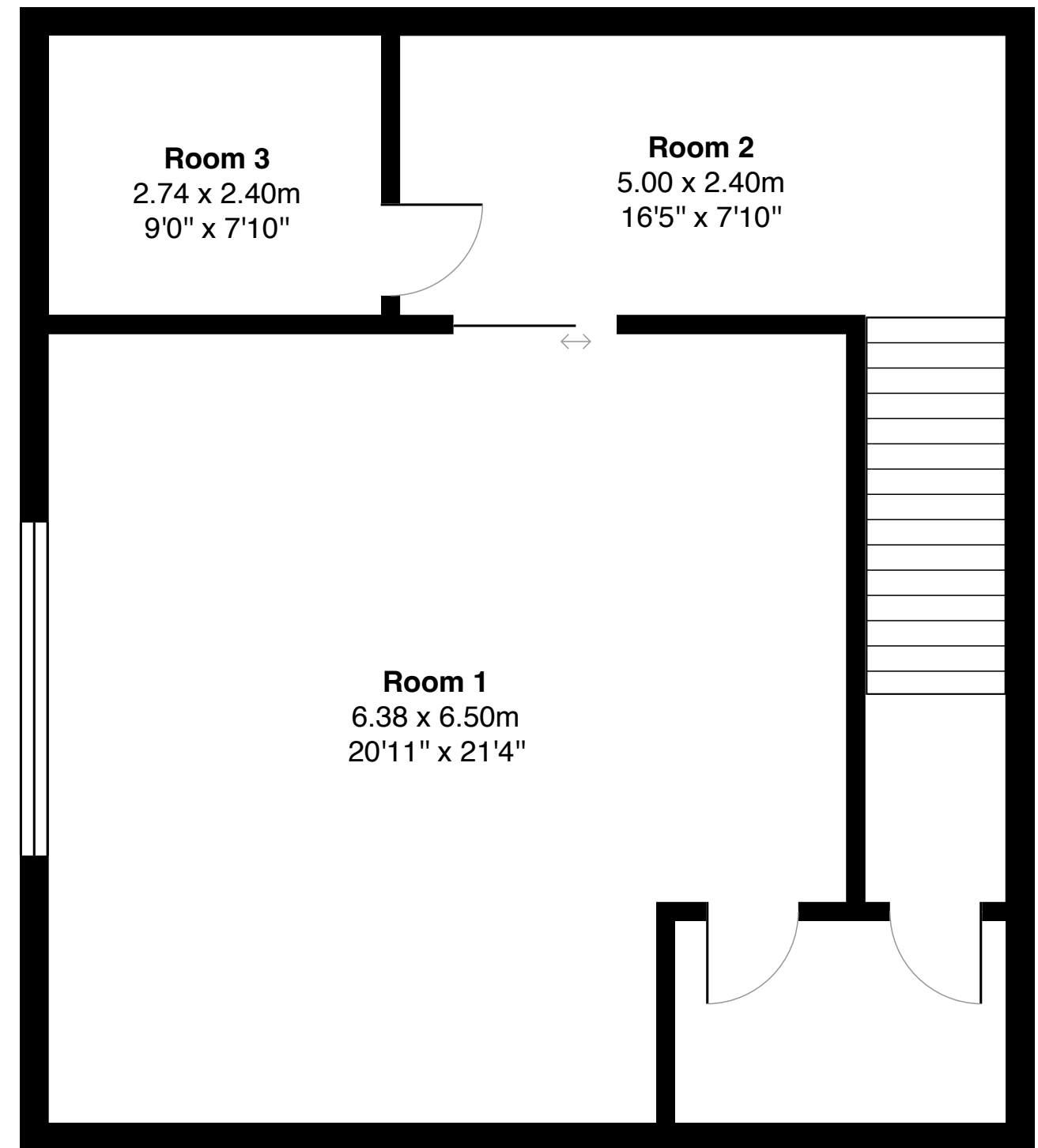
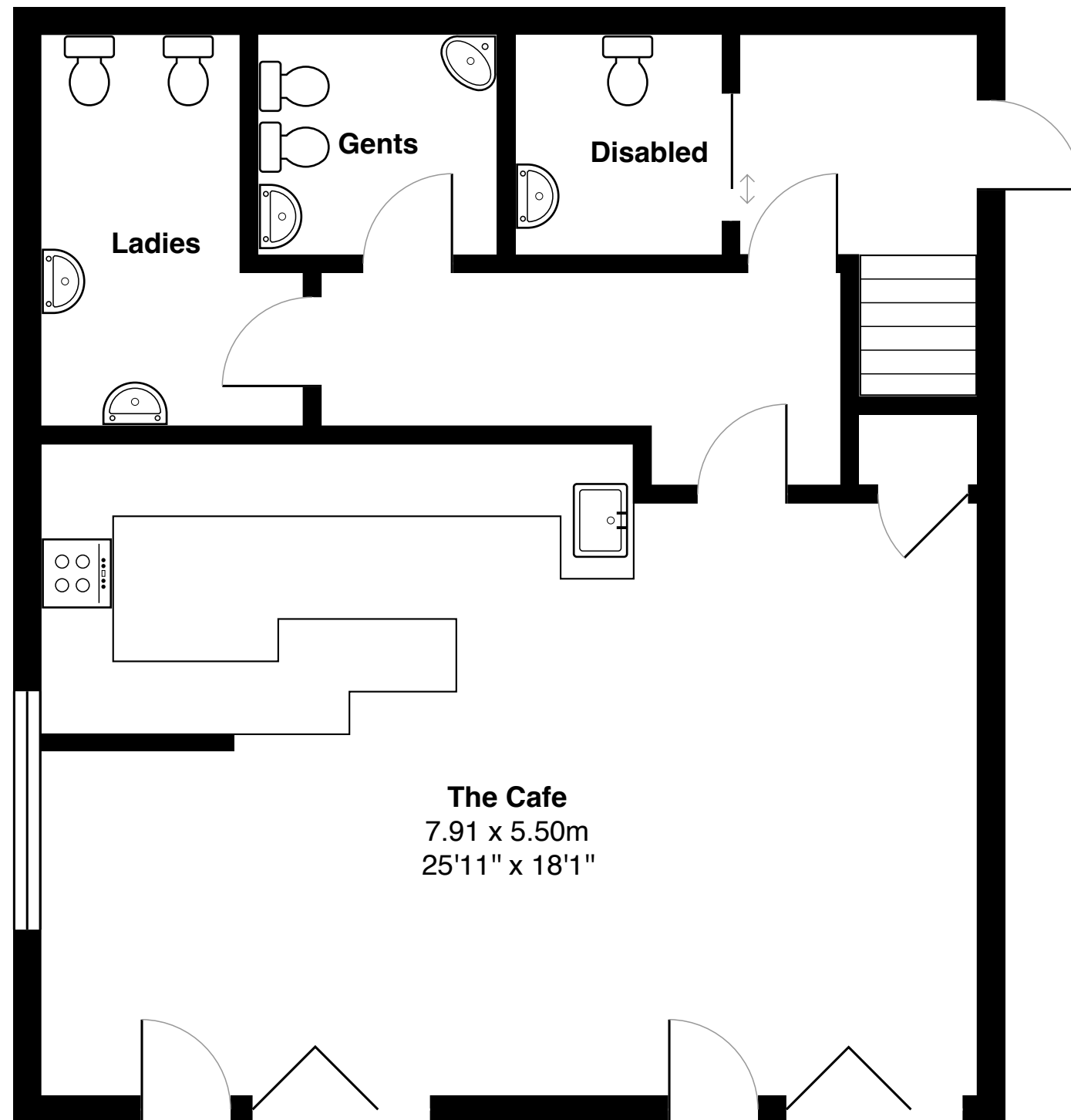


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The accommodation comprises a welcoming cafe area with an open-plan kitchen, ladies, gents and disabled facilities to the rear as well as a good size storage area. Externally to the front is an electric awning covering the full patio area providing customers with a rain cover during inclement weather. The upper level is where business could grow with the right imagination in this well established and award winning cafe. The cafe-owned car park provides free parking to cafe clientele with overflow parking available on the village-owned adjacent grounds. An established Pétanque Piste has been built adjacent to the patio area for any budding clientele who wish to play boules.



















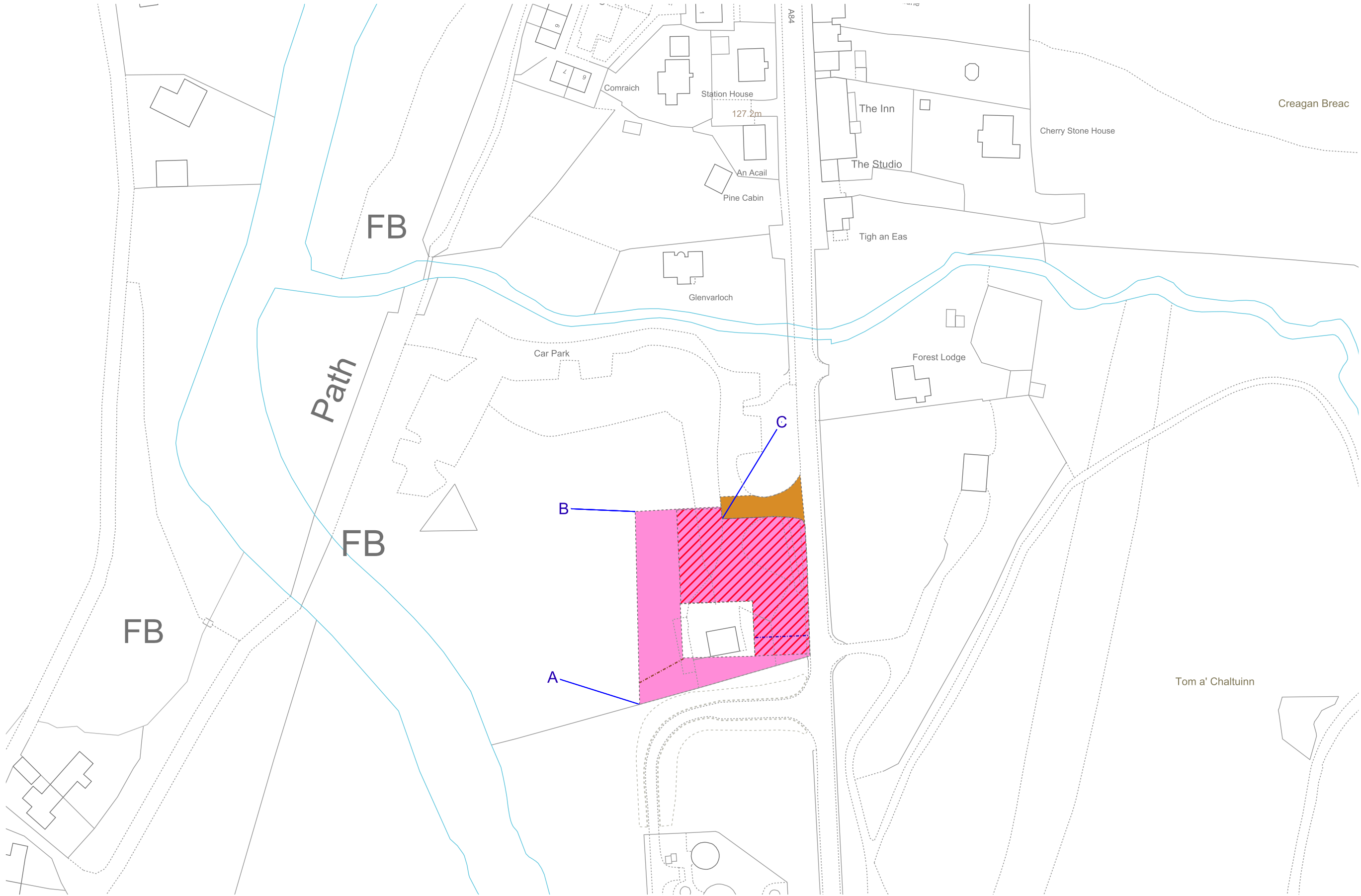
# THE LOCATION

Strathyre is a pretty Victorian village on the eastern shore of the River Balvaig, near Loch Lubnaig. This settlement was established on the route of an old drove road but was largely developed after the arrival of the railway in the 1870's. The village remains a popular tourist destination and has a hotel, shop and post office. In the centre of the village you will find the Buchanan monument, erected in 1883 to commemorate the religious poet Dugald Buchanan. The long distance Rob Roy Way walking/cycling route, part of the Sustrans network, passes by the cafe. Various charity events including Flutterbuys for Cystic Fibrosis are hosted at the cafe.

The village of Strathyre is surrounded by Strathyre forest. This stunning natural woodland is popular with walkers, climbers, cyclists, horse riders and wildlife enthusiasts. Nearby Loch Lubnaig offers fishing, canoeing, kayaking and other water sports. The location of the village also makes it an ideal base for exploring the Balquhidder and Rob Roy country.









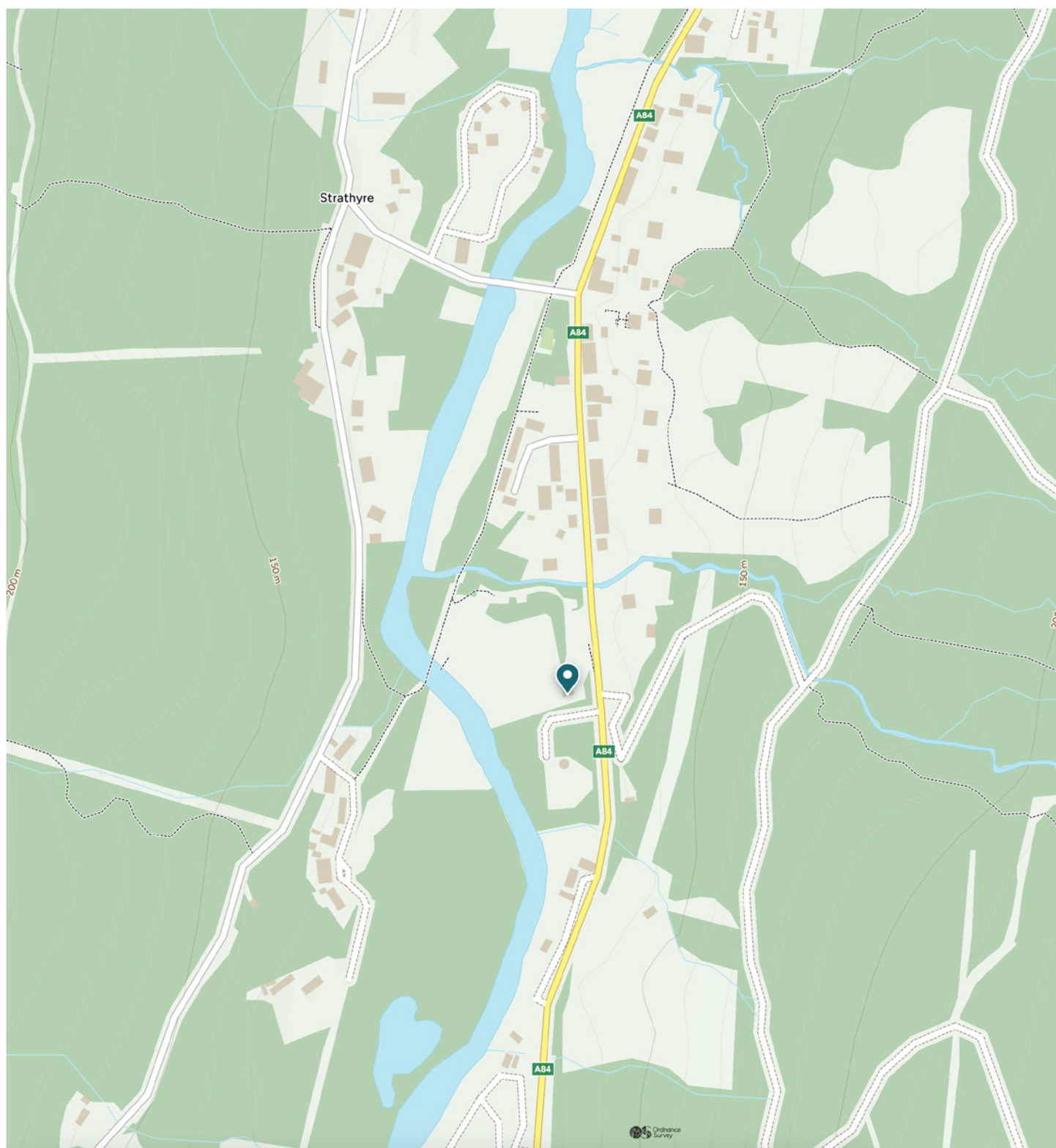


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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