



**Popular Perthshire Tearoom, Deli and Craft Workshop**  
**East Redstone Farm, Burrelton, PH13 9PR**      **Ref. 2687**

**This is a superb opportunity to acquire this busy rural Perthshire tearoom, deli and craft workshop.**

**Fantastic views of the beautiful Sidlaw Hills, most notably Dunsinane, site of the actual King MacBeth's fort. The business' name of the 'Three Witches Tearoom' is a nod to Shakespeare's version of events.**

**Profitable going concern with excellent Tripadvisor reviews.**

**Business, leasehold interest, fixtures and fittings for sale at offers over £35,000 plus stock at valuation.**

**VIEWING IS HIGHLY RECOMMENDED**

**However is strictly by appointment through The Business Sales Agency.**  
**No approach may be made directly to the property nor should enquiries be made of any staff at the premises.**

**0333 6000 888**

**[www.businesssalesagency.com](http://www.businesssalesagency.com)**

**The Business Sales Agency, 38 Queen Street, Glasgow, G1 3DX**



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**East Redstone Farm, Burrelton, PH13 9PR**  
**Ref. 2687**

**Type of business:**

This is a popular well established rural Perthshire tearoom, deli and craft workshop.

Its spacious nature, additional attraction of the large craft room for classes or retail/exhibition space make this an ideal destination for those seeking a day out in Perthshire.

The property has fantastic views of the beautiful Sidlaw Hills, most notably Dunsinane, which is the site of the actual King MacBeth's fort. The name of the "Three Witches Tearoom" is a nod to Shakespeare's version of events.

Located on the busy A94 between Perth and Coupar Angus, the tearoom is also only 17 miles west of Dundee making it easily accessible by a large customer base.

With its characterful courtyard, bright décor and spacious open plan layout this location offers the right person an ideal opportunity to take over a successful ongoing concern, which routinely receives five-star reviews on Google and TripAdvisor.

It is an ideal owner managed operation and has significant potential for further growth. Currently profitable on a 5 day per week basis which gives the owner an excellent work/life balance.

The cafe has seating for 20 covers inside and 12 outside in the sunny south west facing courtyard.

**Financial information:**

This is an easily managed business with low overheads and average weekly sales of £1,600 - £2,000. The sale price includes all equipment, fixtures and fittings.

Further financial information can be made available to serious interested parties after viewing.

**Staff:**

The owner runs the business with 4 part-time staff.

**Opening hours:**

10am - 5pm Wednesday - Sunday.

**Premises:**

The premises form 3 sides of a courtyard. The tearoom, deli and permanent retail area form two sides and extend to 114m<sup>2</sup> (1,203sqft). The spacious craft workshop/gallery space forms the other side and has its own access from the courtyard. The business benefits from ample parking for at latest 12 cars.

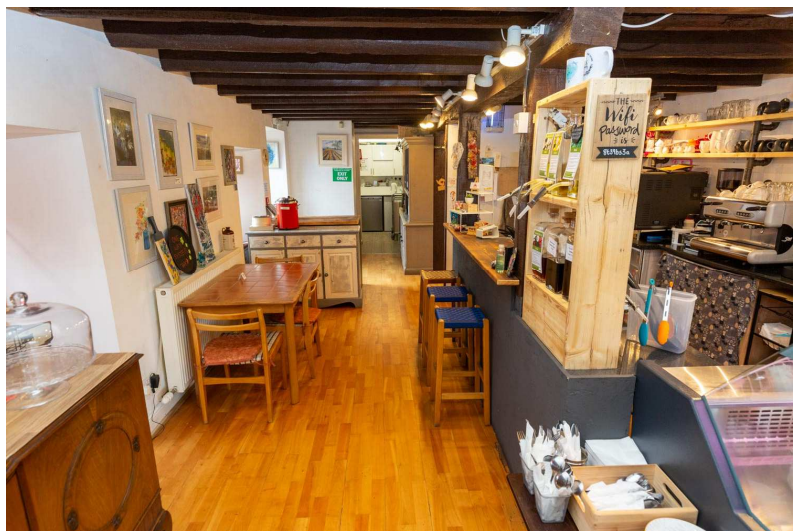
**Tenure:**

Leasehold. Rent £700 per month. Current lease runs until 2026 but can be extended.

Rateable value only £6,700 so no rates are payable.







**Agents Notes: These particulars are for the general guidance of interested purchasers and lessees and do not form part of any offer or contract. All descriptions and any other details are given without responsibility on the part of The Business Sales Agency or their vendor client and any intending purchasers should not rely on them as statements or representations of fact. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer by inspection or otherwise. Neither The Business Sales Agency nor their employees make or give any warranty whatsoever in relation to the business and/or property described herein.**