



**Superb Freehold Restaurant**

**Ref 2506**

**25 Lamer Street, The Harbour, Dunbar, EH42 1HJ**

**Superb 40 cover freehold licensed restaurant  
in beautiful Grade 2 listed premises next to the harbour  
in the picturesque East Lothian town of Dunbar**

**This well established panelled restaurant is an ideal owner  
managed business which already has a loyal clientele base**

**Full hot food consent and a premises alcohol license make  
these flexible, quality catering premises with growth potential**

**Freehold property, business, fixtures & fittings for sale at  
offers over £225,000 plus stock at valuation**

**VIEWINGS**

**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.**

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### Type of business:

This superbly fitted licensed restaurant is only offered for sale due to the ill health of the owner.

At its heart is an attractive spacious panelled dining room which provides this restaurant with a comfortable, smart but casual dining environment for at least 40 covers.

Good sized full commercial kitchen with new extraction and full class 3 hot food consent this business would be suitable for a range of cuisines.

Currently open only 5 days per week there is potential for 7 day opening should a buyer so desire. This is an easily managed business ideally suited to an chef/owner or couple with limited part-time staff.

### Financial information:

This is a profitable restaurant with further growth potential. The sales price includes all equipment, fixtures and fittings. Full financial information can be made available to serious interested parties after viewing.

### Opening hours:

Licensed to open 7 days per week and currently open for dinner on Wednesday - Sunday and lunch on Thursday - Sunday.

### Premises:

The restaurant is located on Lamer Street at its junction with Victoria Street close to the harbour in Dunbar. This is a historical part of the old town and is popular with locals and tourists alike.

The dining area of the restaurant is open plan and a large panelled room with dual aspects towards the harbour and onto Lamer Street. There are separate lades and gents toilets, a drinks/coffee dispensing area, full commercial kitchen together with a large basement for addition storage and office space. Ample unrestricted on street parking.

### Tenure:

Freehold. 2017 proposed rateable value of £11,000 so the property will continue to qualify for 100% rates relief so no rates are payable.

### Staffing:

The owner who is the chef runs the business with 1 full-time and 2 part-time staff.

**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.

