



The Boathouse Restaurant & Wedding Venue
Pier Road, Kinross, KY13 8UF **Ref. 2600**

This is a unique opportunity to acquire a well established and successful restaurant and wedding venue with an unrivalled loch front location.

On the shore of Loch Leven with superb views, this restaurant has a spacious interior and generous loch facing decking each capable of seating up to 70 guests and has ample free parking.

The business erects a marquee on the decking during the summer allowing it to cater for weddings of up to 100 people with dining and dancing areas.

**Business, leasehold interest, fixtures and fittings for sale
at offers over £195,000 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 is a successful and well established business with excellent repeat restaurant trade. Its superb loch front location and stunning views combined with its extensive decking make it a popular wedding venue for parties of up to 100 guests.

The thriving restaurant and wedding business is complemented by a popular takeaway, "The Grub Hub", selling ice cream, fresh crepes, tea and coffee to those who walk the Loch trail and those who visit Loch Leven castle. Its popular location also led the owners to open "Kooky Koo", a popular Boutique and gift shop which has little local competition.

The restaurant has a main dining area and a separate smaller dining room suitable for private parties of up to 20 guests. Very much a destination, it has won Visit Scotland awards for the last 3 years.

In spite of its idyllic loch side location it is situated just minutes from the M90 motorway making it less than an hour from Edinburgh, Glasgow and Perth.

www.theboathouselochleven.co.uk

Financial information:

Net sales have been growing steadily under the current ownership and last year were £419,000 with excellent gross profit margins and significant scope for further increase.

The sale price includes all the equipment, fixtures and fittings except the coffee machine which is on lease. Stock at cost which includes the boutique clothing stock is around £17,000 - £18,000. Further financial information can be made available to serious interested parties after viewing.

Staff:

It is run by the two owners with 3 F/T & 6 P/T staff.

Opening hours:

Sunday, Wednesday & Thursday 10am - 5.30pm,
Friday & Saturday 10am - 11pm.

Closed Monday & Tuesday.

Premises:

The premises are located in a fabulous loch front location with stunning views. Internally extending to 400m² (4,224sqft) with a large loch facing decked area on which a marquee is erected for additional summer dining space and weddings.

It is fully equipped with spacious bar area and large commercial kitchen and ample storage.

Tenure:

Leasehold. Rent £2,500 per month. The lease runs for 5 years with an option for a further 5 years. The rateable value is £13,700 so qualifies for 100% small business rates relief so no rates are payable.





View from the loch



Main dining area



Wedding Buffet



Kitchen



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.