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LICENSED CAFÉ BUSINESS & SELF CATERING UNIT MAIN STREET, TOBERMORY, ISLE OF MULL, ARGYLL



OFFERS OVER £285,000

- Established Cafe business & adjoining Self Catering Cottage
- Situated in Tobermory's vibrant harbour area
- Cafe - Fully furnished & equipped (46 Covers) + Liquor Licence
- Cottage - Open plan Lounge/Kitchen, Double Bedroom & Shower Room

Tel: 01631 563158

For full property details see our Website

www.andersonbanks.co.uk

22 Argyll Square
Oban, PA34 4AT
Tel 01631 563158
Fax 01631 565459
Email: info@andersonbanks.co.uk

Uachdar, Isle of Benbecula
Western Isles, HS7 5LY
Tel 01870 602061
Fax 01870 602878
Email: info@andersonbanks.co.uk

The subjects of sale comprise an established licensed Café business, together with an adjoining self-catering cottage business situated in the popular tourist destination of Tobermory, principal town on the picturesque Island of Mull.

The scenic Island of Mull is one of the largest of the Inner Hebrides and has a population of approximately 3000. The vibrant harbour town of Tobermory is an extremely popular tourist destination and offers a diverse range of outdoor pursuits. The Island is also host to a popular annual festival, "The Mull Music Festival", held in April each year and also attracts a huge following of the "Tour of Mull Car Rally" held each October. Tobermory is the principal town on the island and contains a primary and secondary school, restaurants, hotels, several shops, a medical centre, churches, a nine-hole golf course and other excellent facilities.

There is a frequent vehicular ferry service running from Oban to Craignure on the Island of Mull and further ferry services are also available from Lochaline and Tobermory. The principal town of Tobermory is approximately 21 miles distant from Craignure and there are frequent local bus services, which largely coincide with the ferries from the mainland.

**Posh Nosh Café,
Main Street, Tobermory**

A rare opportunity has arisen to acquire this thriving licensed Café business, situated just off Tobermory's main thoroughfare and Harbour area. The business is offered for sale as a going concern and a detailed inventory of contents and trading accounts will be made available to prospective purchaser's Solicitors when a formal note of interest is made.

The building itself dates back to 1904 and was internally upgraded by the current owners in 2005. The current owners have successfully run the Café for several years and enjoy a good variety of both tourist and local trade. The current owners presently operate on extended opening hours throughout the busy summer months offering tourists a good variety of hot and cold food, snacks, ice-cream, coffee/tea, soft drinks and alcoholic beverages. The café also currently offers Wi-Fi internet access, available from two individual workstations. The café benefits from a good level of local trade throughout the year and provides a popular meeting place. The business further benefits from supplementary lunchtime trade from the local secondary school pupils and staff.

The accommodation comprises:

ENTRANCE AREA Partially glazed door to side, electric feature fire, overhead light, large mirror, seating area and cloak area.

CAFÉ DINING AREA 7.90m x 6.15m A good sized, bright spacious room offering approximately 46 covers, together with two private booths (currently housing two PC's with Wi-Fi internet access). There are three large windows to front with deep recessed display shelving. Large skylight, good range of overhead spotlights, good quality Parque flooring, newly fitted pine panelling to half height.

SERVICE AREA 4.0m x 2.38m Shelved bar area, service counter, partially tiled, ample power points, fluorescent strip lighting, ice-cream freezer, large chest freezer, fridge, fire extinguisher, telephone point, further storage/display areas. (All items included are itemised in the inventory of contents).

KITCHEN 6.05m x 3.35m Opaque window to rear with extractor fan, two skylights and further small window to side. Three fluorescent lights, floor tiles, fully tiled splash backs, fire blankets and fire extinguishers, ample range of power points and work tops and a good range of shelving and storage. Double stainless steel commercial sinks with double drainer and small stainless steel wash hand basin with hand towel and soap dispenser. Hatch to loft and archway to serving area/counter. A good variety of commercial electrical equipment is included in the sale (all items included are itemised in the inventory of contents).

REAR CORRIDOR Door allowing access to fire escape. Partially glazed external door to small back yard with wooden gate to the rear. Floor tiles, two overhead lights, pine panelled ceiling. Doors to toilets and basement storage area.

GENTS TOILET Window to side, white W.C. and wash hand basin, extractor fan, tiling, wooden fitments, mirror, floor tiles and pine panelled ceiling.

LADIES/DISABLED TOILET/BABY CHANGE AREA Window to side, white W.C. and wash hand basin, hand rails, tiling, floor tiles, wooden fitments, pine panelled ceiling, extractor fan and drop-down baby change station.

BASEMENT Basement area offering further storage. Concrete floor and overhead light. This room was originally the boiler room/coal store.

RATEABLE VALUE Net Annual Rateable Value is currently £4950.00
Argyll & Bute Council Rates Reference: 01/04/A37200/0040/00010

ACCOUNTS Trading figures will be made available to genuinely interested parties' Solicitors when a formal note of interest is made.

INVENTORY OF CONTENTS Full inventory of contents annexed. Stock at valuation.

POST CODE PA75 6NT

ENTRY By arrangement.

VIEWING Strictly by appointment through the selling agents.

SERVICES Mains electricity, water and drainage. Calor gas cylinders are also currently utilised at the Café.



Lochinvar Cottage (Self Catering Business)
Main Street, Tobermory

Ideally situated, just off the main street and Tobermory Harbour, this one bedroom self-catering cottage is conveniently located to accommodate those seeking a retreat in the heart of the Island's capital. The cottage adjoins the Café business "Posh Nosh" and has been operated as a successful self-catering cottage by the current owners for several years. Alternatively, the cottage would also offer convenient owner/staff accommodation for the Café business.

The cottage is set over two floors and has been tastefully converted in recent years. The property is in a good state of maintenance and neutral decoration throughout. It benefits from a private entrance door, sash and case style hardwood double-glazed windows throughout and a good range of electric, storage and panel heaters.

All carpets, floor coverings, curtains and blinds are included in the sale price together with most white goods. Some items of furniture may be available for sale through separate negotiation.

The cottage currently attracts a nightly income of approximately £50, equating to an average weekly rental income of £350 in high season.

The accommodation comprises:

Outside lighting at front door, partially glazed hardwood entrance door. Meter board above door, fitted carpet, overhead light, panel heater and door to shower room.

SHOWER ROOM 1.80m x 1.60m Opaque window to side, W.C. and wash hand basin in white, fully tiled shower cubicle housing "Dimplex AX3" electric shower. Panel heater, extractor fan, overhead light, wooden fittings, shelving, shaver light/socket and mirrored bathroom cabinet.

Further inner door to hallway/staircase.

HALL Fitted carpet, storage heater, overhead light, smoke detector, door to bedroom and staircase to upper floor.

BEDROOM 3.40m x 3.22m Double bedroom, two windows to side, fitted carpet, panel heater, overhead light, corner shelving, walk-in wardrobe (under stairs) with hanging rails and further storage. Further good sized walk-in wardrobe with hanging rail, coat hooks and overhead light.

Fully carpeted staircase with wooden handrail to upper floor.

**LOUNGE/
KITCHEN** 5.50m x 3.85m Open plan lounge/kitchen with vaulted ceiling. Two windows to each side allowing a good amount of light into this room. Open stair rising from ground floor.

Lounge Area – Fitted carpet, two windows to front, overhead light with dimmer switch, T.V. point, storage heater, smoke detector and overhead storage cupboard (above stair).

Kitchen Area – Wood effect laminate flooring, two windows to rear, good range of kitchen cupboards, splash back tiling, integrated stainless steel sink unit with built-in two ring hob. There is a "Creda" free-standing cooker with grill and oven, "Hinari" integrated Microwave, "Lec" fridge with freezer compartment and further "Daewoo" Microwave included in the sale price. Large cupboard, housing the water tank and providing further storage. Telephone point.

**RATEABLE
VALUE** Net Annual Rateable Value is currently £330.00
Argyll & Bute Council Rates Reference: 01/04/A37200/0040A

ACCOUNTS Trading figures will be made available to genuinely interested parties' Solicitors when a formal note of interest is made.

POST CODE PA75 6NU

ENTRY By arrangement.

VIEWING Strictly by appointment through the selling agents.

SERVICES Mains electricity, water and drainage.

HOME INFORMATION PACK A copy of the Home Information Pack will be made available to prospective purchasers at a cost of £10 + VAT. Alternatively, a copy of the report can be emailed to interested parties free of charge.

WHAT TO DO NEXT INTERESTED PARTIES SHOULD REGISTER THEIR INTEREST WITH THE SELLING AGENTS AS SOON AS POSSIBLE. THE SELLING AGENTS MAY SET A CLOSING DATE FOR OFFERS BUT ARE NOT OBLIGED TO DO SO. THE SELLERS ARE NOT OBLIGED TO ACCEPT THE HIGHEST OR INDEED ANY OFFER.

OFFERS SHOULD BE SUBMITTED TO THE SELLING AGENTS IN SCOTTISH LEGAL TERMS AND A SCOTTISH SOLICITOR SHOULD BE INSTRUCTED BY THOSE INTENDING TO OFFER.

Note: The particulars have been carefully prepared, after due enquiry, but are provided as a guide only. Measurements are approximate. The particulars do not form part of any contract. While the agents consider that the information and opinions are fair and accurate, interested parties must not rely on any statement whether oral or written made by the agents.

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