

Cammies Restaurant and Kidzalowd Playbarn

Cammachmore, Stonehaven, Aberdeenshire, AB39 3NR, Scotland.



Impressive 124 cover restaurant / Children's soft play with dining facility up to 30

Located near Stonehaven just south of Aberdeen & just off A90 Motorway

High quality premises offering huge potential

Recently developed to impressive standards

Spacious 4 (large) bedroom owner's apartment

Large car park to rear (with development potential 5 to 6 log cabins/garden centre)

Strong turnover with year on year growth on very limited opening hours 6 days per week

Suit operator or investor

Asking Price

Offers over £745,000

The business consists of a large open plan restaurant which has been cleverly laid out to create a homely atmosphere whilst catering for up to 124 covers. It should be noted that the amount of covers can be increased if a new proprietor wished to do so. Cammies Cammachmore also has a highly popular children's soft play facility that is accessed from the main hall way. The soft play has helped to boost foot fall plus trading at Cammies and now is a major part of the business. Presently seating 30 covers, with the removal of the original function Suite bar and beer store it would be possible to add an extra 16 to 20 covers. This would help during busy periods, as the customers can dine in the soft play area. Over recent years the Sunday Carvery has proven to be a tremendous success with many customers returning week on week. Our clients believe that Cammies is set continue to increase trading levels as it becomes more widely known in Aberdeen and surrounding area but at present does not offer an eating establishment of the quality of Cammies. With close attention being paid to detail / quality of service & food on offer, the vendors enjoy the benefits that flow from running a successful restaurant. Now that strong foundations have been laid, good level of corporate, tourist & local trade is currently enjoyed and is set to continually grow to impressive levels over the coming years.

The Property.

Cammies Restaurant and Kidzalowd consists of the following: 124 cover restaurant, children's soft play with seating, commercial Kitchen, well-appointed catering kitchen in two distinctive areas, office and various storage rooms. The property also benefits from having a large car park that is situated to the rear of the property. "Kidzalowd" soft play area accommodates 30 children inside the frame and dining for 30. Toilets, Separate Ladies and Gents toilets in both the restaurant and Kidzalowd, Staff toilet near kitchen



Private owner's accommodation/ manager's apartment.

The property can boast a most impressive private flat that is housed on the first floor of the property. The comprehensively refurbished private accommodation which is accessed to the rear of the property consists of open plan lounge/ dining room with log burner, modern fully fitted kitchen, 4 large double bedrooms (3 en-suites) bathroom & extensive storage cupboards. Two large offices are accessed separately and are totally independent with the option of letting out with small adjustments

Trade.

Run as a very traditional restaurant with the emphasis on good quality food. Serving breakfast, lunches, evening meals, high teas, home bakes and light bites and our famous Carvery. Also regular coach parties, birthday parties and funeral teas. The proprietors advise us that the average weekly turnover is over £6000 per week. This is achieved on very restricted hours Tues – Fri 9.30 am till 5 pm Sat and Sun 9.30 till late (last orders 6.30pm).

Turnover for the year end 2010 is over £340,000 and year end 2011 will show an increase. The business is still in a build-up period and would substantially increase the turnover by promoting evenings. Huge untapped potential for Children's parties from 0-6 years and would also benefit from the introduction of retail area either gifts etc or a small garden centre. Turnover has steadily increased on client base in both restaurant and Soft play.

Fixtures and Fittings.

A full inventory will be completed to detail all personal items excluded from the sale or items subject to a lease.

Price.

Offers over £745,000 are invited for the freehold property, complete with goodwill and trade contents but excluding personal items. Stock at Valuation.

Viewing

For reasons of confidentiality, no direct approach may be made to the business. All viewings must be arranged through Scottish Business Centre's Edinburgh office.



Offers.

All offers should be submitted directly to Scottish Business Centre. Edinburgh office 0131 535 1131.



Disclaimer: Whilst Scottish Business Centre endeavours to make these particulars as accurate as possible; they do not form any part of any contract or offer nor are they guaranteed. These particulars are provided only as a general outline of the property referred to. Applicants should make their own enquires and inspection of the property to satisfy themselves as to the accuracy or otherwise of the information given. These details were believed to be correct at the time of publication but their accuracy is not guaranteed. Scottish Business Centre.