


McEwan Fraser Legal
Solicitors & Estate Agents

Old Bank
Restaurant

5 Main Street, Callander





McEwan Fraser Legal is delighted to present to the market a substantial Victorian townhouse, The Old Bank Restaurant and owners accommodation. The Old Bank is conveniently located right in the centre of Callander on the Main Street with stunning views of Ben Ledi and the Trossachs.

A former bank in the 1800's and latterly a hotel it is now a family-run, licensed, restaurant and coffee shop with spacious owners accommodation set over three levels in total. Although the business is well established and popular with visitors to the area and locals, given the popular holiday location and with the correct consents there is massive potential to convert the property to serviced accommodation.



“...with spacious owners accommodation set over three levels...”





“...located on the ground floor with the potential for 40 covers...”



The Old Bank Restaurant is located on the ground floor with the potential for 40 covers, there is a service/ bar area to the rear with a feature wall, well-stocked pantry, prep area, coffee machine, and display area for home baking. This room also has a live flame open fire and two large windows to the front.

The second dining area is also located to the front of the property and can be used for private functions or bistro-style dining with the potential for 20 covers it's a lucrative addition.





The well set out commercial kitchen is located to the rear of the property and has all the catering equipment required to service the 60 covers. In addition, there is a servery/dishwashing area with ample equipment. The kitchen gives access to a storage area where the fridge and freezers are currently located and a backyard with many storage sheds.

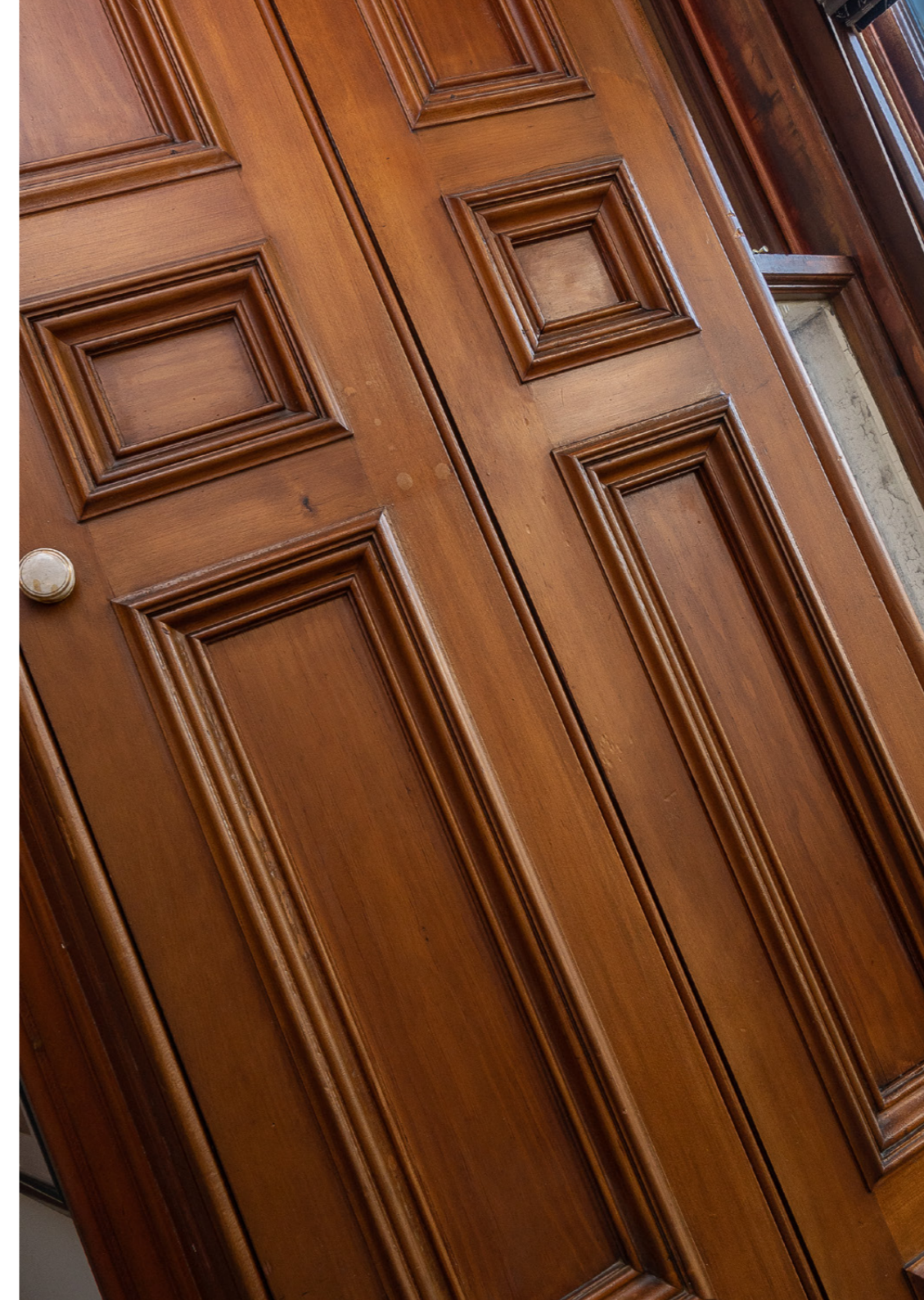
Other services include ladies and gents WC's and additional storage cupboards.





Access to the owner's accommodation is through a private door on the ground floor and comprises a welcoming entrance hall that leads to a grand, sweeping staircase. On the first floor, you will find a stunning, formal lounge and open plan dining room. This room retains many of the original Victorian features and extends the full width of the property. A second more informal lounge is located to the rear of the property as well as a spacious breakfasting kitchen.

On the second floor, you will find four bedrooms, all doubles including en-suite and walk-in wardrobes in the master bedroom. An office and bathroom. The attic is accessed via a permanent staircase and is floored for additional storage.



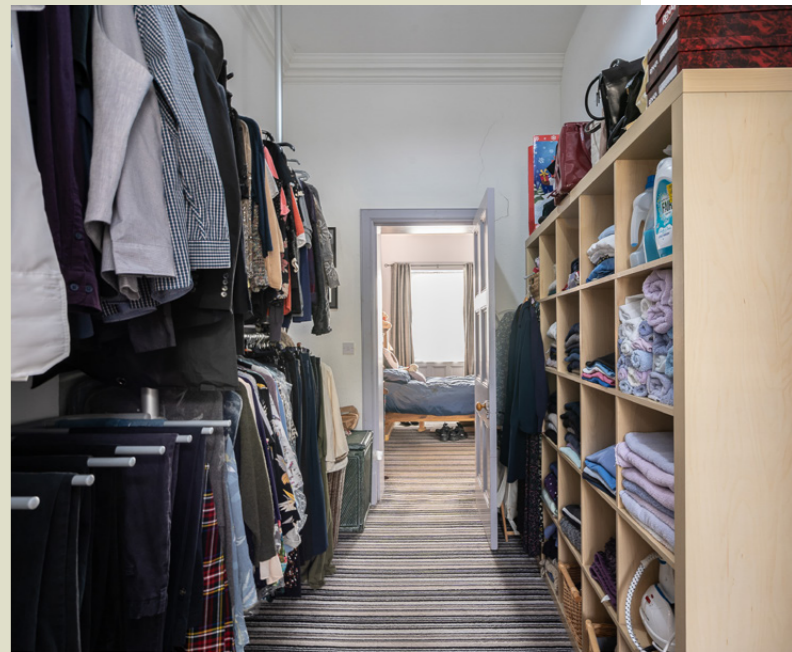
"...retains many of the original Victorian features and extends the full width of the property..."



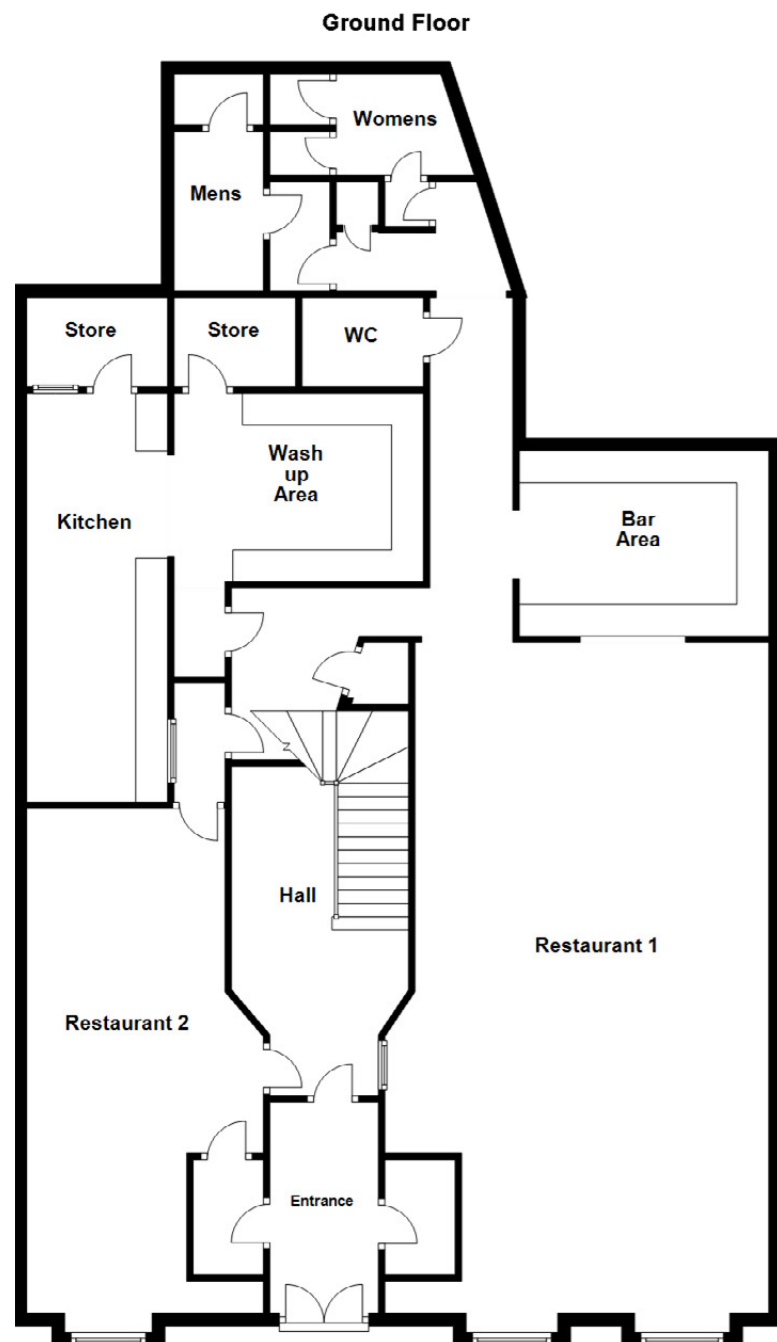












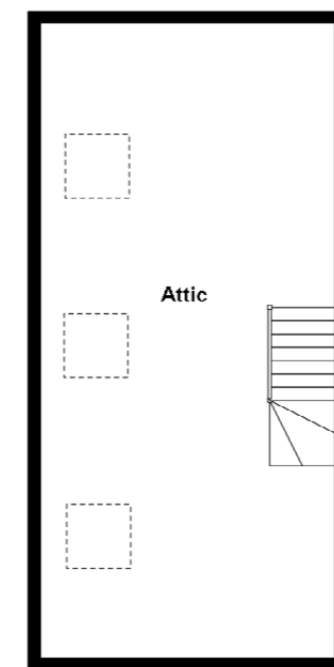
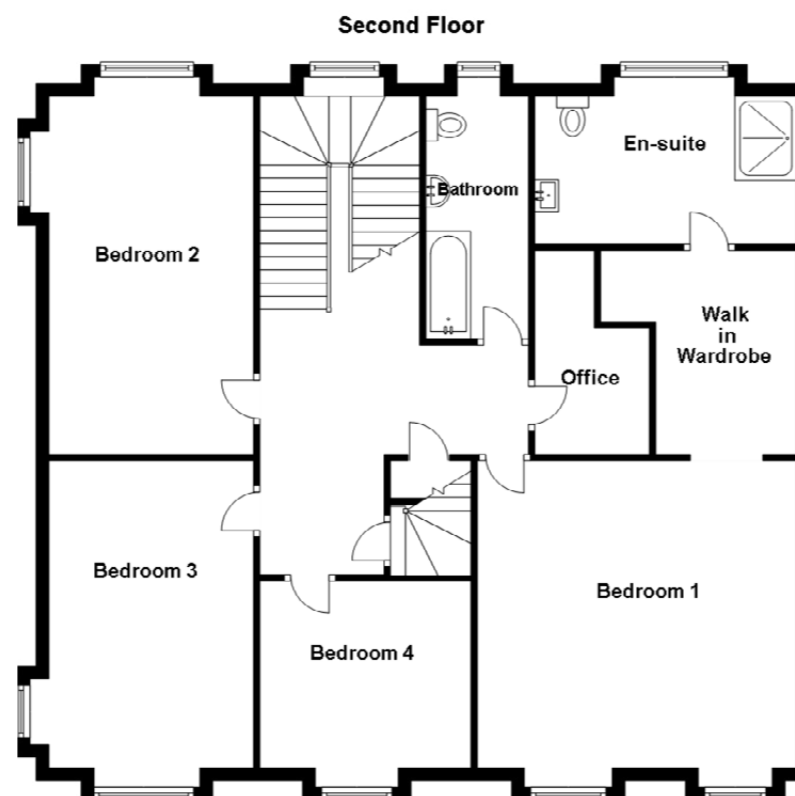
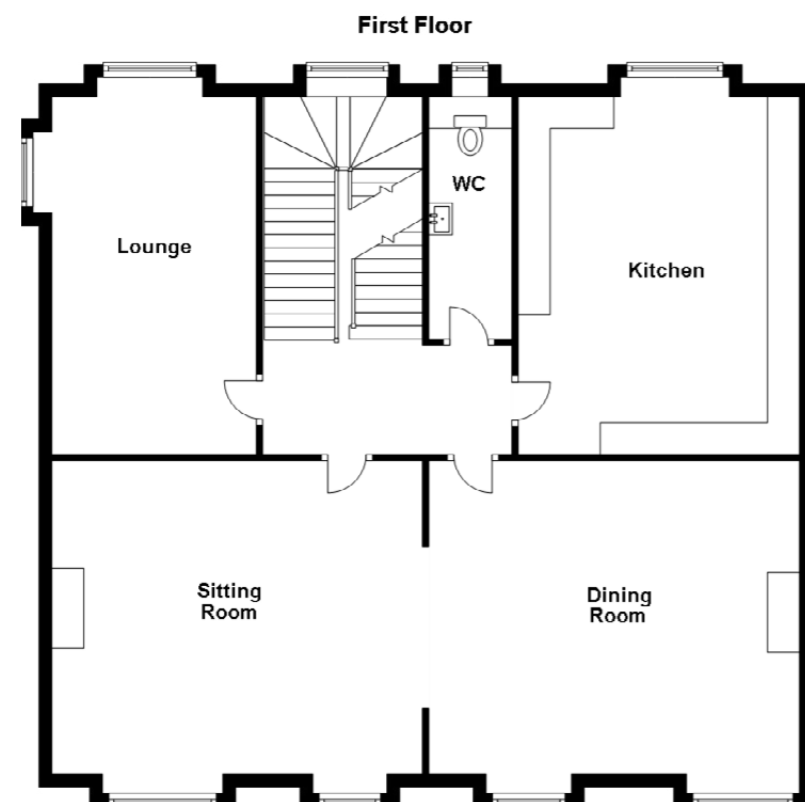
Overall, The Old Bank would provide an excellent opportunity for the right person to run a successful restaurant and bistro in the heart of a popular Scottish holiday destination while living in the premises or a fantastic development opportunity, with the correct local authority consents The Old Bank would make fantastic and lucrative serviced accommodation business.

Services: Mains water, electricity, gas and drainage.

Tenure: Freehold.

Website: <https://oldbankcallander.co.uk/>

Accounts: Will be made available following a formal viewing or note of interest by your solicitor.



Approximate Dimensions
(Taken from the widest point)

Restaurant 1	10.80m (35'5") x 6.00m (19'8")
Restaurant 2	7.90m (25'11") x 3.10m (10'2")
Kitchen	9.40m (30'10") x 2.20m (7'3")
Bar Area	3.90m (12'10") x 2.90m (9'6")
Wash up Area	3.90m (12'10") x 2.70m (8'10")
Lounge	5.60m (18'4") x 3.20m (10'6")
Sitting Room	5.80m (19') x 4.90m (16'1")
Dining Room	5.80m (19') x 5.20m (17'1")
Kitchen	5.60m (18'4") x 4.40m (14'5")
WC	3.79m (12'5") x 1.30m (4'3")
Bedroom 1	5.10m (16'9") x 5.00m (16'5")
Bedroom 2	5.70m (18'8") x 3.40m (11'2")
Bedroom 3	4.80m (15'9") x 3.20m (10'6")
Bedroom 4	3.30m (10'10") x 3.20m (10'6")
Office	3.19m (10'5") x 1.79m (5'11")
Bathroom	3.79m (12'5") x 1.60m (5'3")
Walk in Wardrobe	3.40m (11'2") x 2.21m (7'3")
En-suite	3.60m (11'10") x 2.10m (6'11")
Attic	9.90m (32'6") x 4.60m (15'1")





Callander sits within the Loch Lomond and The Trossachs National Park and is surrounded by some of Scotland's most picturesque scenery. Outdoor pursuits are well catered for with fine hillwalking, cycling and climbing amenities all close at hand. There is a wide range of shopping to meet day-to-day needs and schooling at both primary and secondary level, with McLaren High School also having a leisure centre.

For those who commute the area is well located to provide access to a wide range of business centres in the Central Belt of Scotland.



"...is surrounded by some of Scotland's most picturesque scenery..."





Image credit: <https://www.bing/maps/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
CONNIE NUGENT
 Surveyor



Professional photography
ERIN MCMULLAN
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer