



REDBURN CAFE

& BUT 'N' BEN HOUSE

GLENMORISTON, INVERNESS, HIGHLAND, IV63 7YJ



**MCEWAN FRASER LEGAL
ARE PLEASED TO BE ABLE
TO OFFER THIS FANTASTIC
HIGHLAND-BASED
CAFE AND GIFT SHOP,
WITH THREE BEDROOM
DETACHED OWNERS
ACCOMMODATION ON AN
ACRE OF LAND, SET WITHIN
A PRIME LOCATION IN
GLENMORISTON.**

REDBURN

CAFE

The cafe has been **successfully trading for around 35 years** and is an established much-loved business. It benefits from being in a prime location on most tourist routes through the Highlands, leading to a huge amount of passing trade, offering great food, hospitality and convenient parking for holidaymakers and locals alike. It has **glowing online reviews** from past customers with an overall average rating on Tripadvisor and Google of 5 and 4.7 stars respectively.

It has seating for **20 covers internally**, as well as having a gift shop area that sells gifts such as wooden crafts, pictures and jams all produced on-site or locally, it has had some cosmetics works such as new countertops and the serving area being upgraded since the current owners took over.

There is **outside seating for 20-30 covers with beautiful views**, each table benefits from a brand new retractable up-and-over gazebo, installed only recently which allows for the seating to be used in most weather scenarios.

Subsequently there is **further outside space** that is currently not used however with future investment could offer even more business opportunity, with previous planning for holiday pods or something similar (subject to current planning if required).





“ ... AN ESTABLISHED MUCH-LOVED BUSINESS ... ”



REDBURN CAFE, KITCHEN AND WC



The owner's accommodation known as **But 'n' Ben** is on the other side of the ample car park and is a detached 2/3 bedroom wooden bungalow in stunning walk-in condition with it being recently refurbished throughout.

The bungalow is set on a **stunning one-acre plot with an abundance of fruit trees**, a polytunnel, a new large fitted workshop and a smokehouse for the owners to smoke their own meats on-site, along with a few smaller shed/outbuildings handily used for stock storage for the cafe. The plot of land again may offer areas for development in the future with holiday home/pod type accommodation subject to the relevant planning being granted if required

Internally the owner's accommodation comprises:

- Modern refurbished Kitchen with grey units and wooden worktops
- Lounge area with spectacular garden views
- Recently refurbished bathroom with bath suite and shower cubicle
- Two double bedrooms, with a third room currently used as an office and storage

There is also separate owner parking to the side of the property away from the customer car park.

This is a **fabulous opportunity** to invest in a **thriving Highland business that has been successful for decades**, with attractive owners' accommodation on-site and further scope to develop the business further.

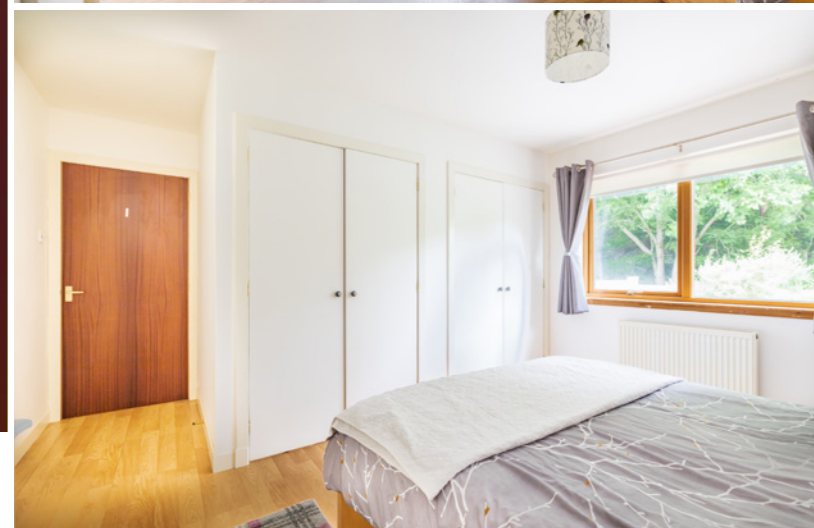




LOUNGE, KITCHEN & OFFICE

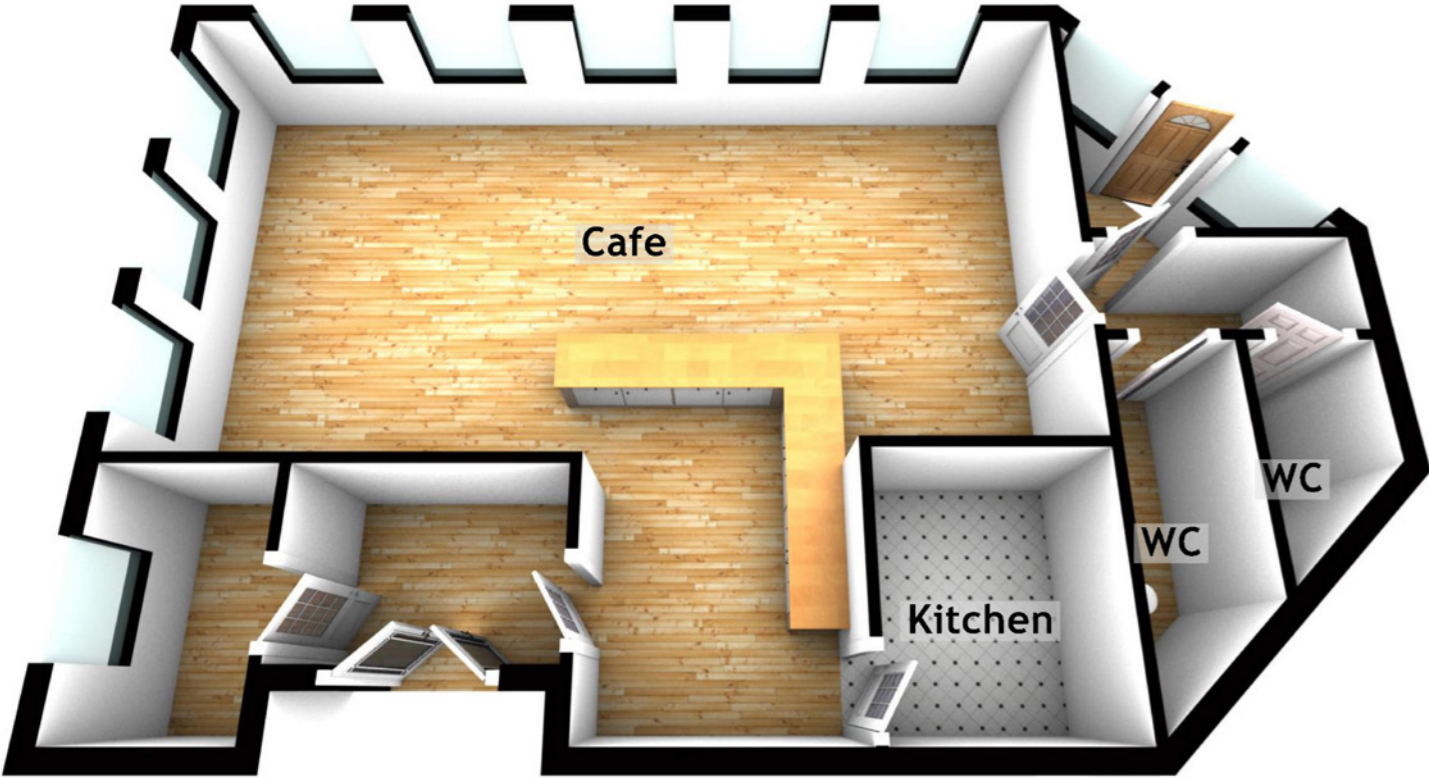


“... A DETACHED
2/3 BEDROOM
WOODEN
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WALK-IN
CONDITION ...”



SPECIFICATIONS

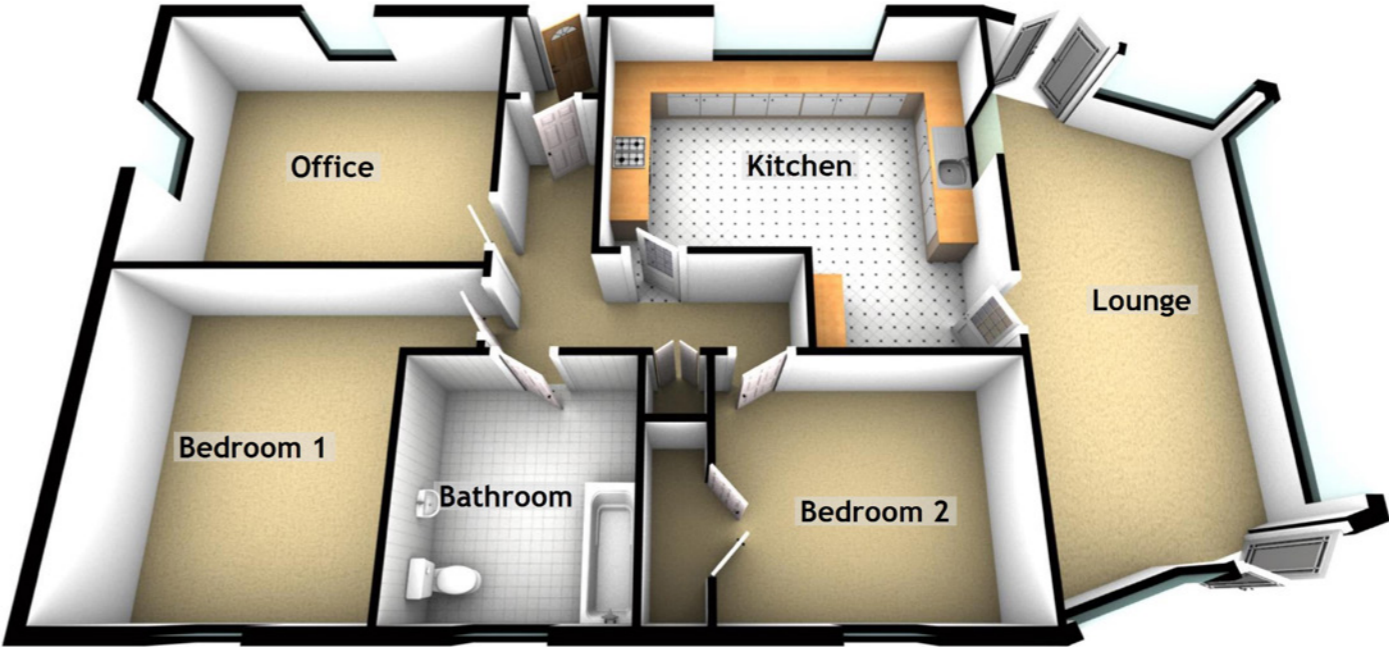
Floor Plan, Dimensions & Map



CAFE

Approximate Dimensions
(Taken from the widest point)

Cafe	8.40m (27'7") x 6.70m (22')
Kitchen	2.30m (7'7") x 2.00m (6'7")
WC	2.72m (8'11") x 1.10m (3'7")
WC	2.00m (6'7") x 1.10m (3'7")



HOUSE

Approximate Dimensions
(Taken from the widest point)

Lounge	7.50m (24'7") x 3.50m (11'6")
Kitchen	5.00m (16'5") x 4.70m (15'5")
Office	4.50m (14'9") x 3.60m (11'10")
Bedroom 1	4.50m (14'9") x 4.10m (13'5")
Bedroom 2	3.60m (11'10") x 3.00m (9'10")
Bathroom	3.00m (9'10") x 2.70m (8'10")

THE LOCATION

Glenmoriston, Inverness



Redburn Cafe and But 'N' Ben (house) enjoys **an idyllic rural setting** in the midst of the spectacular Glenmoriston landscape. It is just over 30 miles from the city centre of Inverness and equidistant between Fort William and Skye, all of which creates a perfect location for a business with a lot off passing trade from locals and holidaymakers..

The **local area around the business and property enjoys an abundance of wildlife visiting the garden**, such as badgers, pine marten red squirrels and even deer. Invermoriston is the nearest village, offering a cafe and a hotel and further amenities from bars, restaurants, chemist, supermarket and banking facilities can be found in Drumnadrochit and Fort Augustus. Primary and secondary schools are located in both Fort Augustus and Drumnadrochit, and daily transport is provided.

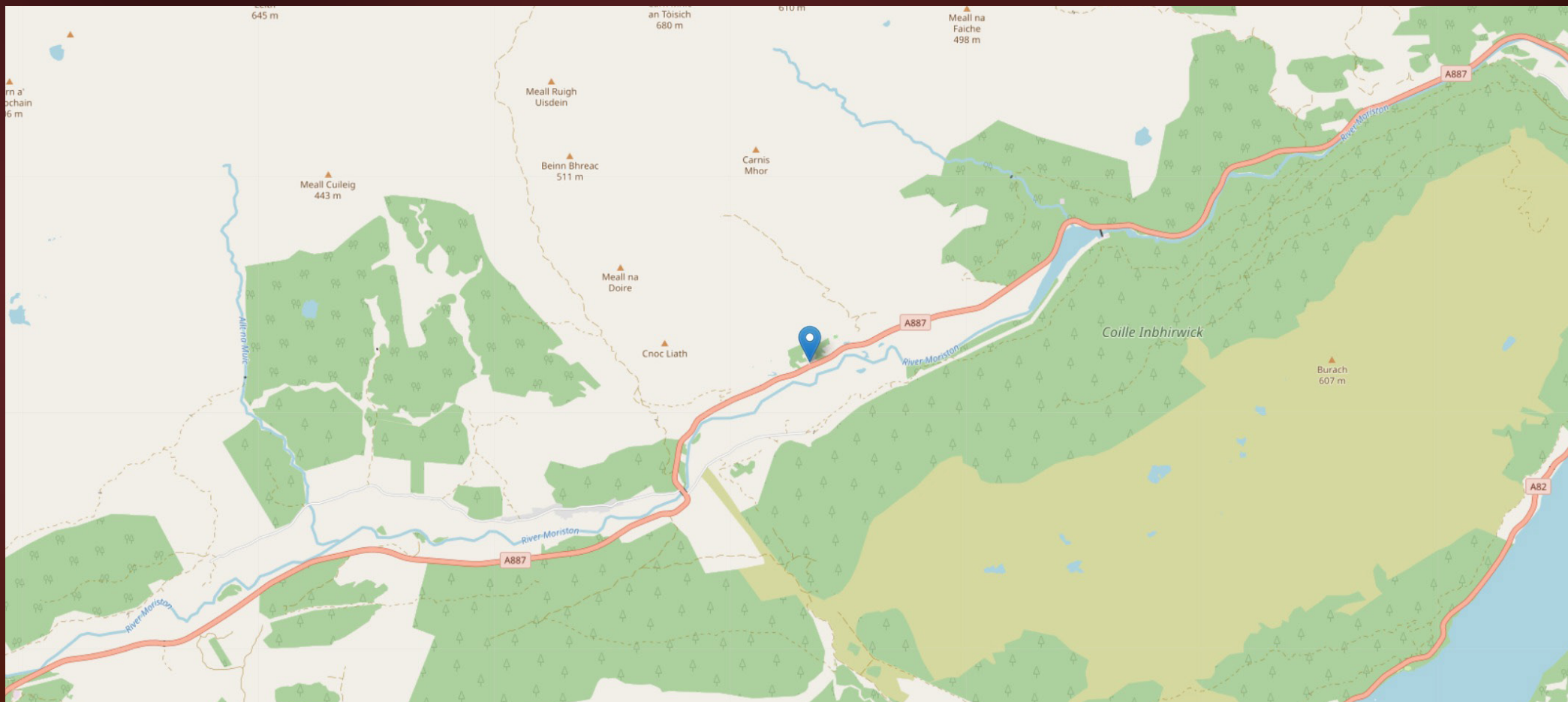
Glenmoriston itself is a hidden gem, offering easy access to the major

population centres of Inverness and Fort William, whilst maintaining an idyllic country lifestyle. The surrounding area has **a reputation as a fantastic holiday destination**, which can be enjoyed at any time of year. There is a diverse range of activities available including water sports on Loch Ness, hill walking, fishing, mountain biking and skiing at Nevis Range in Fort William. Redburn Cafe and But 'N' Ben offer delightful, contemporary and spacious living among some of the richest scenery in the Highlands of Scotland.

Further afield Inverness provides all the attractions and facilities one would expect to find in a thriving city environment in around 50-55 minutes by car. Acknowledged to be one of the fastest growing cities in Europe, it provides a range of retail parks along with a shopping centre, excellent cultural buildings, education, entertainment and medical facilities. Inverness is well connected by road, rail and air with daily flights to and from London Gatwick and other overseas destinations







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