

Gordon's Tearoom

MAR ROAD, BRAEMAR, ABERDEENSHIRE, AB35 5YL




McEwan Fraser Legal
Solicitors & Estate Agents



McEwan Fraser Legal is delighted to present this delightful tearoom and four-bed apartment available for sale in the heart of Braemar, Royal Deeside. Set centrally on Mar Road, this business realises most of its custom from passing trade. It is a going concern with the necessary space and facilities to continue to run as a highly successful venture.

THE BUSINESS

It currently functions as a tea room and has the following features:

- 32 covers (20 under covid constraints)
- Additional decking for 12 covers outside under a canopy.
- Tearoom Servery
- Commercial Kitchen plus associated equipment
- Toilets - Gents/Ladies not wheelchair compatible
- Large separate Storage Room (Flat roof refurbished 2019)
- Engineered White Oak Flooring & Shuttered Windows
- Bin storage area







THE ACCOMMODATION

Above the tea-room is a two-floor four-bedroom apartment, meaning you have affordable private accommodation near your business or an additional source of income via the rental market if you desire, the luxury of being home without a commute.

- Three bedrooms, all with storage
- 4th bedroom is currently a sitting room/office
- Family bathroom with shower over bath & two en-suite showers
- Small kitchen - ceramic hob, washing machine & good storage
- Lounge & Dining Room
- Decking Area with elevated views
- Small private garden









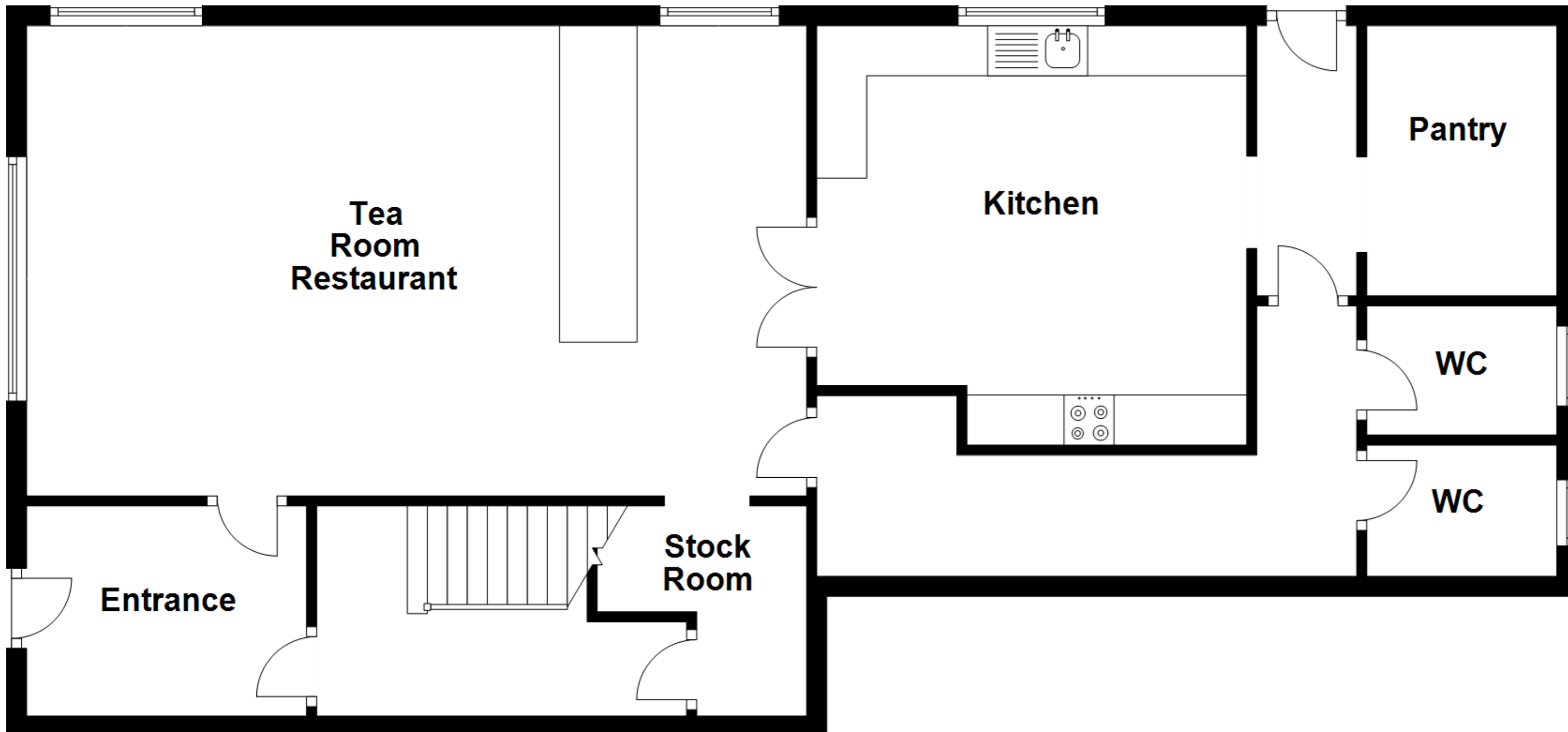
Gordons Tearoom is a superb opportunity to purchase a well-known, established tearoom with developable capacity or services delivered, limited only by a new owners vision such as opening hours and online service provision.

The tourism & hospitality sector is well on its way to a full recovery post Covid_19 restrictions. Staycations have added to the volume of people travelling in the Cairngorm National Park.

BENEFITS:

- Superb central location in the heart of the Cairngorm National Park
- Determination with a fully established, flourishing business
- Scope for expansion through various routes such as operating hours or online market development
- Accommodation included in an otherwise expensive property market
- Well-maintained and recently refurbished facility





Approximate Dimensions
(Taken from the widest point)

GROUND FLOOR

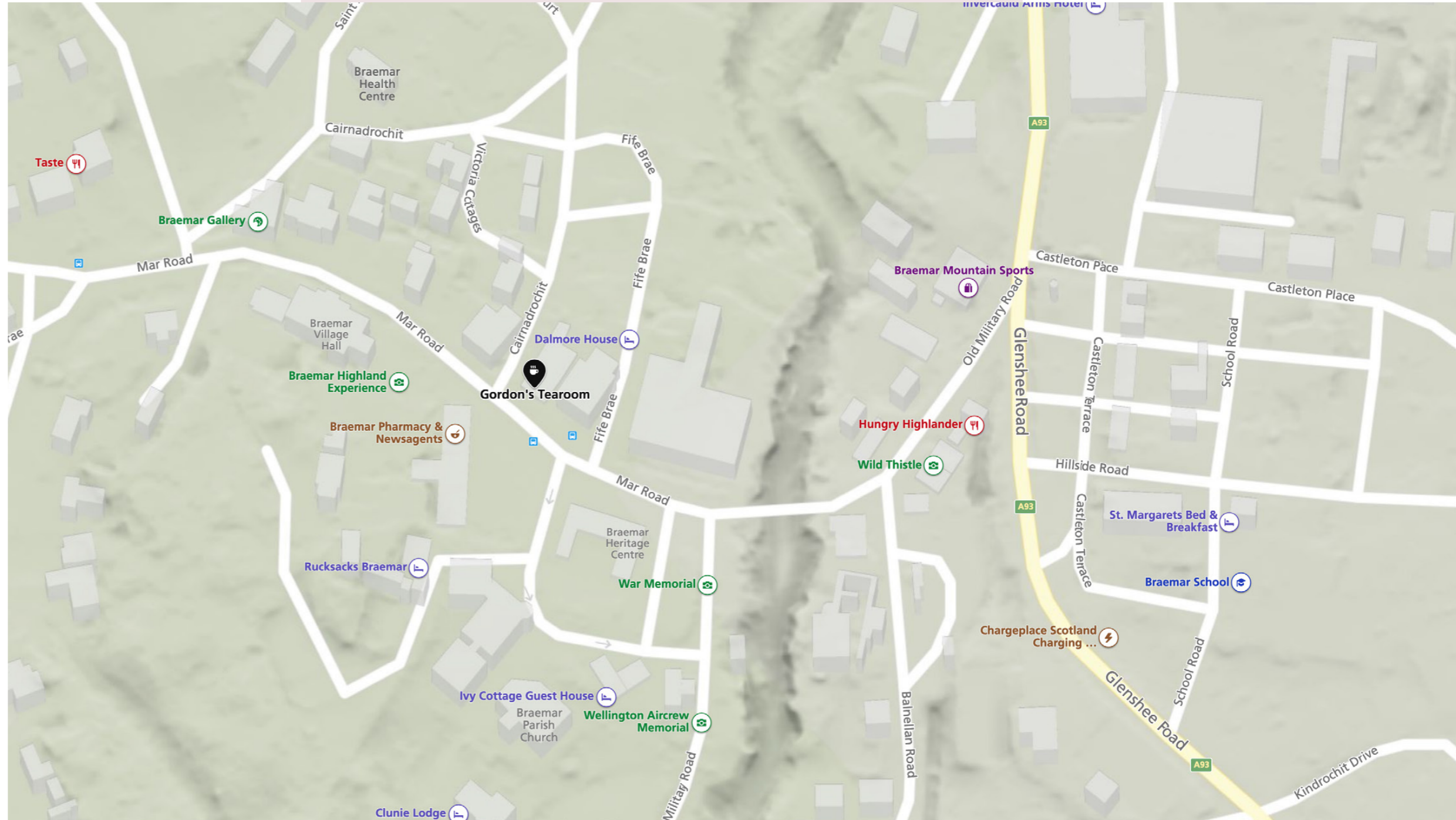
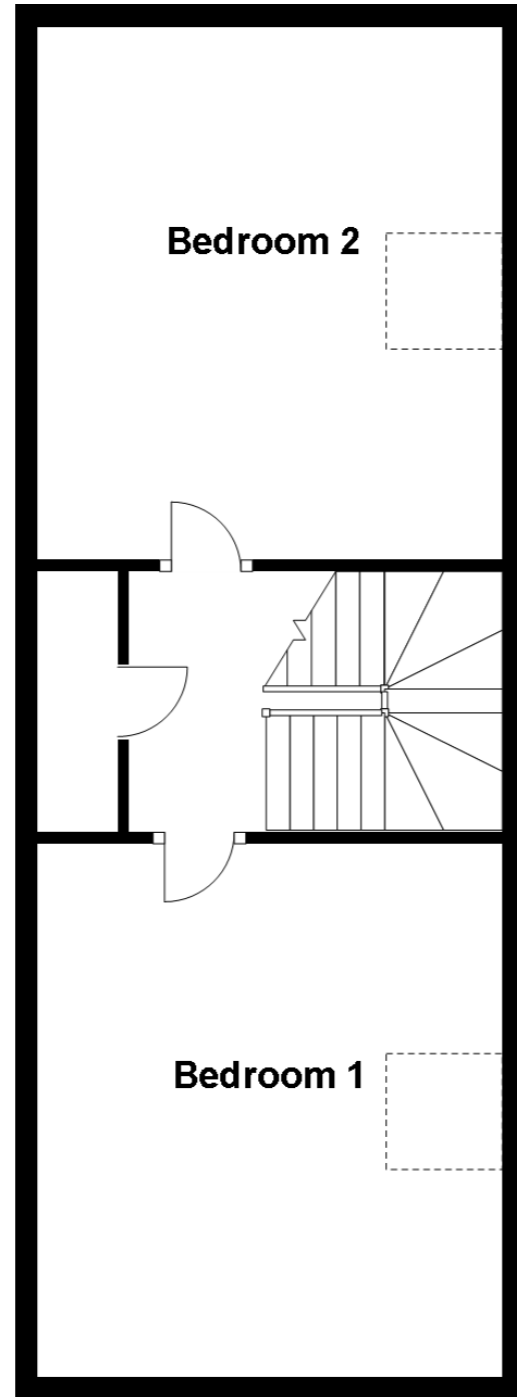
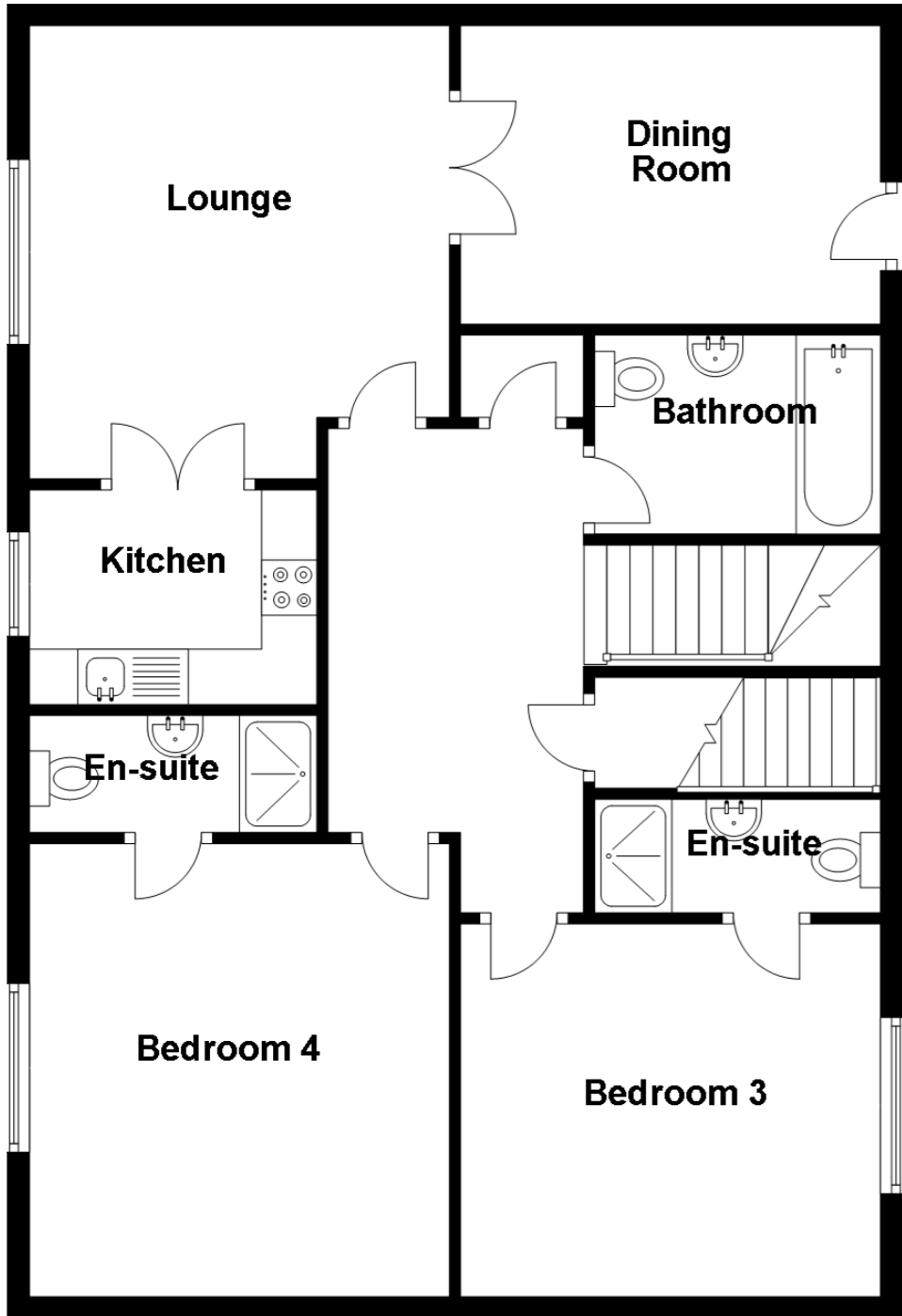
Tea Room Restaurant	7.80m (25'7") x 4.70m (15'5")
Kitchen	4.50m (14'9") x 4.30m (14'1")
Stock Room	2.10m (6'11") x 2.10m (6'10")
Pantry	2.70m (8'10") x 1.90m (6'3")
WC	1.80m (5'11") x 1.30m (4'3")
WC	1.80m (5'11") x 1.30m (4'3")

FIRST FLOOR

Lounge	4.10m (13'5") x 3.80m (12'6")
Kitchen	2.60m (8'6") x 2.10m (6'11")
Dining Room	3.80m (12'6") x 2.70m (8'10")
Bedroom 3	4.10m (13'5") x 3.50m (11'6")
En-suite	2.60m (8'6") x 0.90m (2'11")
Bedroom 4	4.10m (13'5") x 3.90m (12'10")
En-suite	2.60m (8'6") x 0.90m (2'11")
Bathroom	2.50m (8'2") x 1.80m (5'11")

SECOND FLOOR

Bedroom 1	4.60m (15'1") x 4.00m (13'2")
Bedroom 2	4.60m (15'1") x 4.00m (13'2")







Famed as the home of the Braemar Gathering. The Victorian Village of Braemar is in the heart of the Royal Deeside and is the gateway to the Cairngorms National Park.

It is located 56 miles west of Aberdeen and 9 miles from the Queens Summer residence at Balmoral Castle. This attractive, friendly village enjoys a wide range of shops, restaurants, and hotels with primary schooling available. Braemar is an ideal centre for outdoor pursuits, including superb walking, cycling, riding, golf, shooting, and fishing on the River Dee. In the winter, there is skiing at both Glenshee and The Lecht. Braemar has good road connections and regular bus service; the village is within easy commuting distance of Aberdeen.







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