



Arthur & Carmichael  
Solicitors & Estate Agents

## CALEDONIAN HOUSE, DORNOCH ROAD, BONAR BRIDGE, SUTHERLAND



A unique opportunity has arisen to purchase this Former Hotel in the picturesque village of Bonar Bridge, which is currently being run as an established Cafe and Gift Shop. Accommodation comprises two 3-bedroom flats and a 1-bedroom flat all enjoying superb open views across the Kyle of Sutherland. There are various other rooms throughout which will require renovation. The business enjoys a strong reputation within the local community and passing traffic and as such has a high level of regular and repeat trade. The cafe has indoor seating for 26 covers. The business comes with all fixtures and fittings as seen. Although the business is trading well, it still has great potential for new owners. One way of doing this could be in the form of extending the opening hours. This is a superb opportunity to purchase an established business and is a great base to build upon. The open views across the Kyle of Sutherland are spectacular.



REF 54994

OFFERS OVER £340,000.00



FLAT 1





FLAT 2





FLAT 2



## LOCATION

The property is situated on Dornoch Road, a prominent, sought after trading location and enjoys superb views across the Kyle of Sutherland from its Cafe area, the flats and the garden. Bonar Bridge is located where the Kyle of Sutherland meets the Dornoch Firth. This attractive area is an ideal location for exploring the North & West Highlands and a number of leisure pursuits, including a 9 hole golf course and fishing, are available in the surrounding area. Facilities in the village include general grocery shops, hotel, and service businesses. Primary school education is available in the village with Secondary pupils being transported approximately 12 miles to Dornoch Academy. Inverness, the Highland capital, is approximately 41 miles from Bonar Bridge.

- **Well performing Cafe and Gift Shop**
- **Owners' Accommodation plus potential for Letting**
- **Excellent trading location**
- **Great growth potential**
- **All equipment included in sale**
- **Opportunity for extending opening hours**

## Current Opening Hours

Tues - Sat : 10:00 - 16:00

## Services

The property has mains water, drainage and electricity.

## Trading Figures

Accounts available after formal viewings have taken place.

## Rates

The current rateable value is £4,500.00 pa.

## Viewing

By appointment through Selling Agents on 01862 810202.

## Entry

By arrangement

## EPC rating

Band 'G'

## PRICE

Offers over £340,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

It should be noted that Local Authority Consents were granted for alterations to the property but as the works have not been completed no Completion Certificates were issued. Prospective Purchasers are strongly advised to seek independent advice so that they are fully aware of the implications of this.

These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Purchasers offering will be held to have satisfied themselves as to the extent and condition of the subjects of sale as to which no warranty is given or is implied either from these Particulars or from any advertisement for sale of the subjects or otherwise. Any appliances included have not been tested, therefore are not warranted.



**CAFE**





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**BASEMENT FLAT**