

FOR SALE/ MAY LET

Fantastic Opportunity to Operate a Fully Fitted Restaurant



Restaurant Opportunity, Charleton Road, Montrose, Angus, DD10 9EB

Offers Around £400,000 — Freehold

Rent £30,000 / Premium Offers Around £20,000

Find out more at
www.g-s.co.uk

- **Fantastic Opportunity to Operate a Fully Fitted Restaurant**
- **Renowned Restaurant in the Area**
- **Sitting on a c.0.7-acre site**
- **Fantastic Development Opportunity (STP)**
- **Incentives May Be Available Depending on Covenant Strength**



INTRODUCTION

The restaurant is located within the coastal town of Montrose, sitting between Dundee and Aberdeen. The town itself has an attractive centre. More specifically, the restaurant sits to the north of the town centre, on the main road (A92). The restaurant is ideally located close to a predominantly residential area as well as a commercial industrial/office site. This can provide consistent trade to the premises with customers regularly in the area.

Internally, the restaurant has its main dining area for around 70 covers, there is also a lounge bar for 50 covers. The restaurant benefits from a large commercial kitchen with extensive storage and prep areas. Externally the premises benefit from a large customer car park which presents development opportunities, either a change of use or perhaps outdoor al-fresco seating for customers, subject to the necessary planning or licenses.

The availability of this restaurant presents a fantastic opportunity for a restaurant operator to acquire, or lease, a premises established as a restaurant for 37 years. There is also potential development opportunity for the site, either establishing a more wet lead trade or complete use change. Subject to obtaining the necessary planning consents.

THE PROPERTY

The restaurant itself is of breezeblock construction, with decorative stonework to the front, beneath a pitched tiled roof on a site extending to circa 0.7 acres. The main access is provided via 3 steps or ramp leading up to double timber glazed doors. There are a further 2 timber access doors and 2 fire exits. Internally there is the main restaurant and lounge bar with bar servery. There is also staff and customer WCs, commercial kitchen, storage areas and staff area.

TRADE

The restaurant has been tenanted for several years and therefore we have no trading information. The owner has operated at the premises before, and we have been advised that the restaurant welcomed good levels of repeat trade and was an established food & beverage business since 1988.

ACCOMMODATION SUMMARY

From the car park, steps and an accessible ramp lead up to the main entrance to the front of the building with double doors opening into the vestibule hall. From here the restaurant and bar are accessed. The accommodation is arranged over ground floor and can be summarised, briefly, as follows: -

Public Areas

- Main Restaurant (70)
- Lounge Bar (50) with bar servery
- Ladies, Gents & Accessible WC

Service Areas

- Commercial Kitchen
- Range of Stores/Storerooms
- Small Office (partition room in main restaurant)

Outside

- Large customer car park for c.40 cars

LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

SERVICES

Mains gas, electricity, water and drainage. Heating and hot water via gas fired boiler.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E

The EPCs will be available upon request.

RATEABLE VALUE

Former Peking Palace Restaurant – Rateable Value - £24,500
(1st April 2023)

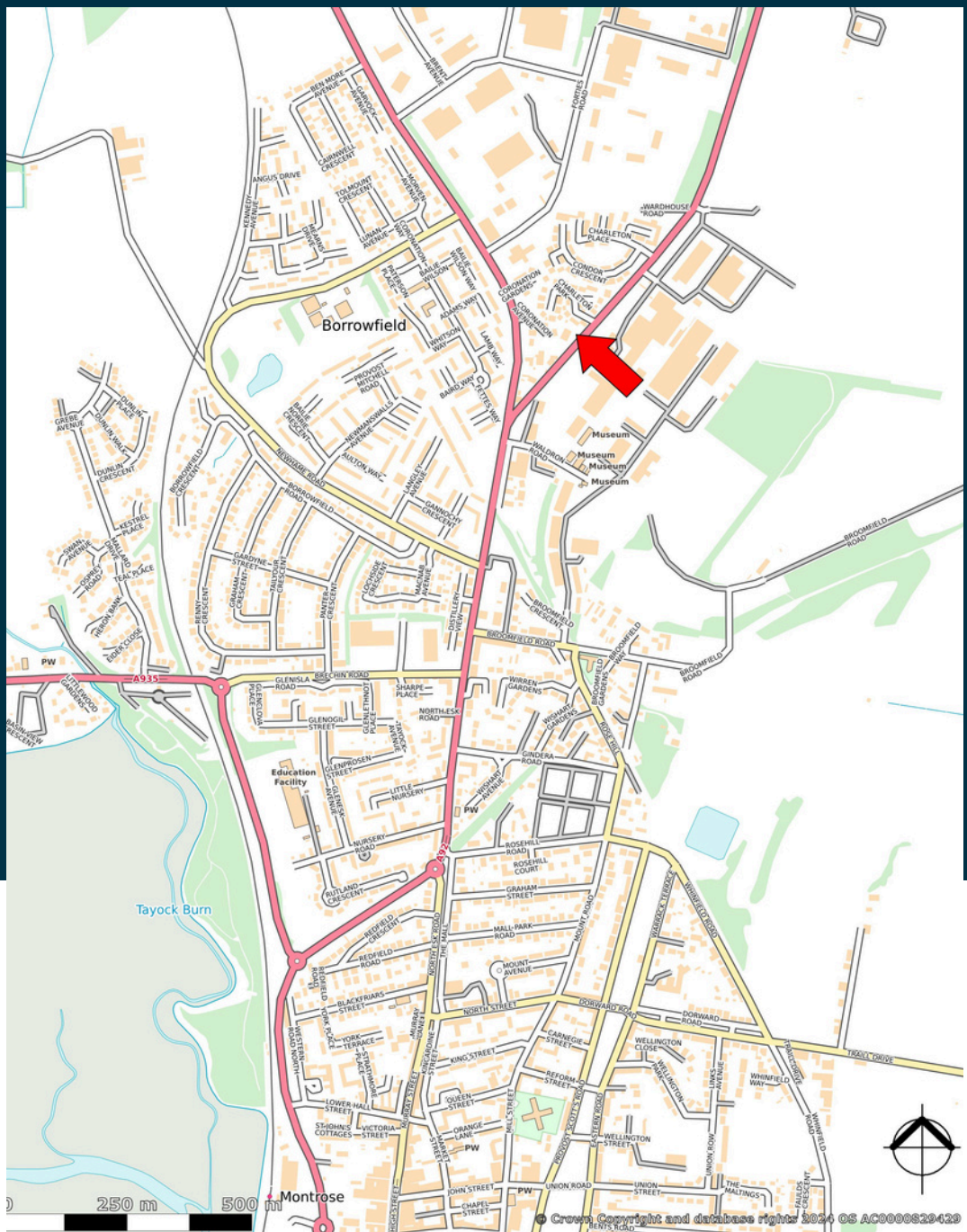
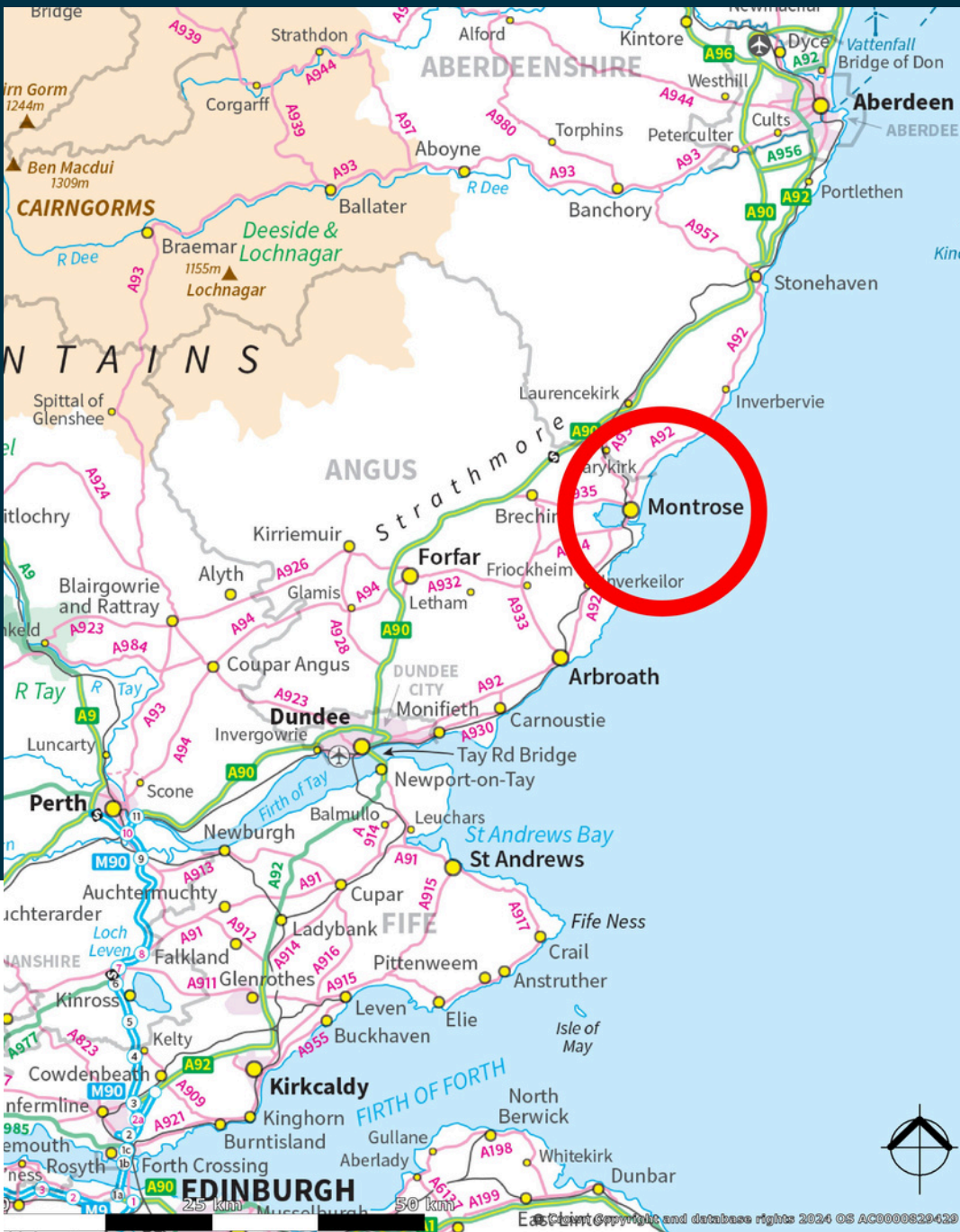
TENURE

Heritable (Freehold) / Outright Ownership OR Leasehold









PRICE

Offers around £400,000 are invited for the heritable (freehold) interest in the whole property, the trade fixtures, fittings and equipment. Stock in trade, if any, to be purchased at an additional price at valuation on the date of entry.

LEASE TERMS

The restaurant is being offered on a new Full Repairing & Insuring Lease. Rent offers of £30,000 per annum are sought. The Landlord may offer incentives based on tenant covenant.

PREMIUM

Offers around £20,000 are invited for the trade fixtures, fittings and equipment.

EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase agreements.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald, 40 Torphichen Street, Edinburgh, EH3 8JB



To arrange a viewing please contact:



Katie Tait
Agent - Hotel + Leisure
Katie.Tait@g-s.co.uk
07500 423 943



Martin Sutherland
Licensed Trade + Business Agent
Martin.Sutherland@g-s.co.uk
07768 704 203



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

Date published: **JUNE 2025**

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.