



Offers Over
£180,000
(Freehold)

Dufftown Glassworks

16 Conval Street, Dufftown, Keith, AB55 4AE





Attractive coffee shop set
in Dufftown, Malt Whisky
Capital of the world

Well maintained property,
offering an ideal turn-
key operation

Profitable business
benefitting from 4.5-star
TripAdvisor and 4.7
Google ratings

Development opportunities
to the rear of the building

Great local business with
opportunity to develop
the trade further



DESCRIPTION

The Dufftown Glassworks presents a fantastic opportunity to acquire a well-known Coffee Shop business in the heart of the Whisky Capital of the world. Ideally located in centre of the popular town of Dufftown, this profitable business is an excellent opportunity for someone to run their own business, particularly if they are interested in developing the large relatively unused area to the rear of the property. This cosy café currently has 13 covers, with a further 5 covers available for use, and offers both sit-in and takeaway facilities.

The current owners purchased the business in 2018, and have built a fine reputation for great service, with well-earned 4.5-star and above reviews and ratings in this cosy venue. With a high-quality menu of baking and cakes, this is an immensely popular destination in the town and ideally located near the Glenfiddich Distillery. Offering barista coffee, the business is proud to provide good quality locally sourced produce.

The Dufftown Glassworks currently trades 6 days per week, 10:00am to 4:30pm each day except Sunday when they are closed.



REASON FOR SALE

The current owners have worked hard since they took on the business in 2018, to build its reputation, developing the first-class, profitable coffee shop it is today. It is their intention to retire, that brings this terrific opportunity to the market.

TRADE

Due to its reputation, quality and location, the Dufftown Glassworks is busy throughout the year and benefits from a great level of local trade. This is further enhanced by an influx of tourists over the Summer months. Customers can find the business through its own Facebook page, along with other platforms such as TripAdvisor where it has earned a desirable 4.5 rating and Google where it has a rating of 4.7. The business currently trades throughout the year and is open 6 days a week although due to the owner's personal circumstances, the trade is currently somewhat restricted.



LOCATION

Dufftown is a Scottish historic town with a history of distilling whisky and is best known as the Whisky Capital of the world, thanks to its seven working distilleries. These distilleries in turn, attract Whisky aficionados from around the world, who also form part of the business's main clientele. Dufftown produces more malt whisky than any other town in Scotland; this declaration puts the town on the famed Malt Whisky Trail.

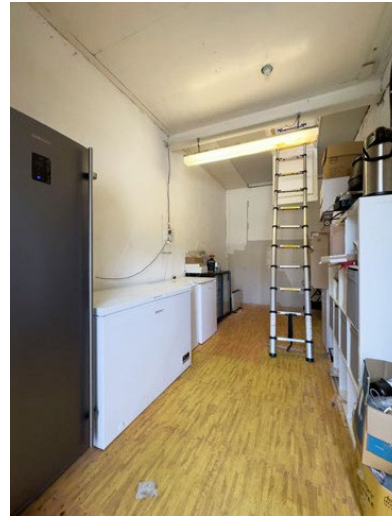
The village has a thriving community, with two supermarkets, one pub, smaller shops and a farmer's market. Primary education is available at Dufftown with Secondary schooling at Speyside High in Aberlour. It hosts its local Highland Games and takes part in the well-known Speyside whisky festival. On top of this, it is also home to the famous and internationally recognised Glenfiddich distillery. The town is set in one of the most stunning areas of Scotland, approx. 1-hour drive from both Aberdeen and Inverness cities, both of which have international airports, as well as a 30-minute drive from the coast and the Cairngorms National Park. It's a popular area for walking, fishing, hunting, nature, golfing, photography and whisky enthusiasts attracting international tourists and trade. Dufftown is located on the River Fiddich; the town has a number of visitor attractions which draw in many tourists each year. The hills and coast are within a relatively short drive with an abundance of wildlife living within the region. Tourists also enjoy visiting the many historic site and castles in the area.

PROPERTY

This lovely property is traditional with well pointed stone walls, dressed window ingo detailing and a slate roof. The business occupies the ground floor with direct street access. The entrance is exquisitely presented, comprising a door and large picture window, having all the hallmarks of a quaint village shop. To the rear there are several areas, which are not currently being used to support the café business. This additional space offers options to boost the current turnover levels and opens up various opportunities available for the business. Unused space comprises a historic bakery and workshop on the ground floor as well as a 1st floor attic.

The windows are all double-glazed units. The overall impression is a well maintained, fresh and clean property.





THE CAFÉ

The café operates from the front of the building and consists of 2 customer facing areas. Both areas are excellently presented, in walk-in condition. Historically, these rooms were set to offer 13 covers. As the business is operating at a reduced capacity at the vendors choice, the layout reflects this and is currently a mix of sofas with tables and chairs for 9 covers. This configuration facilitates a one-person operation. The Dufftown Glassworks is located less than 100m from the iconic Dufftown Clock Tower, marking the central crossroads in Dufftown. The cafe is easily accessible and has benefited from additional seating on the pavement in the past.

The customer areas are delightfully bright spaces which are finished to a great standard. A modern and tasteful area offers a friendly, cosy atmosphere. The front of the café also acts as a gift shop, with artwork and a gallery, along with a carefully selected range of locally crafted ornaments and cards for sale.

THE HISTORIC GLASSWORKS

To the rear of the main building is a single storey wing with attic. Historically the ground floor was a bakery and the first floor was a store room. The ground floor consists of two areas; A large, open-plan area which is bright and airy, with windows on both sides. This flexible space offers various commercial opportunities and has been used as a pop-up charity shop, office, gallery, artists' studio, meeting venue and an extra seating area for customers. Adjacent to this is a separate storage area. The first floor is currently used for storage but had previously been a flat used by the shop owners.

Unfortunately, the 1st floor flat hadn't been given statutory approval when created by the previous owners. The Local Authority therefore requested the removal of the staircase. The building had, however had its use changed from 'business' to 'residential'. We understand that the issues were around the location of the stair and escape strategy. However, the attic is still laid out as a 1-bedroom flat; comprising a double bedroom, living area, kitchen diner and shower room. The area previously designated as the lounge, is a lovely open are with roof lights on both sides.

It may be possible to redevelop both ground & 1st floor to form either flats or a semi-detached house.

The buyers would need to satisfy themselves that this was possible by gaining assurances from the local statutory authority.

SERVICE AREAS

The café benefits from well-equipped preparation area and sales counter. These are well designed and facilitate ease of preparation and service. There is an appropriate level of storage throughout including fridges, freezers and dry stores. The service facilities work extremely well for the scale of the operation.

Toilet facilities are available externally to the rear of the property. These are excellently presented.





Caution
Mind the step

Fire exit

Fire exit

TIA CRISP
FOR SANDHILLS
COFFEE SHOP &
GALLERY
101-102 GARDEN
ART & GIFTS
SWEET DRINKS

ICE CREAM
FLAVOUR
ICE CREAM



OUTSIDE SPACE

The Dufftown Glassworks shares the gravel area behind the building with the other owners of the block. Customer car parking is available on street immediately outside the café.

SERVICES

The property benefits from mains electricity, water and drainage. The Dufftown Glassworks is compliant with electrical and fire regulations. Wi-Fi is available throughout the property.

DEVELOPMENT POTENTIAL

There are some potential development opportunities which new owners may wish to consider. The list is not exhaustive but indicates some potential areas for development.

- Increase operating hours
- Reconfigure current trading areas to increase covers available
- Develop the rear unused area, both ground and 1st floor
- Redevelop the rear area to extend the café offering

ACCOUNTS

The Dufftown Glassworks trades at a successful level, generating a solid adjusted net profit. Accounting information will be made available to seriously interested parties subsequent to viewing.

EPC RATING

The Dufftown Glassworks has an EPC rating of 'C'.

DIRECTIONS

See map insert. What3word reference is ///jubilant.annual.bricks

WEB PRESENCE

The Dufftown Glassworks has its own Facebook page, https://www.facebook.com/thedufftownglassworks/?locale=en_GB. The business is proud of their on-line reviews; TripAdvisor with a score of 4.5 and Google reviews with a score of 4.7.

PLANS

Outline floor plans are available upon request from ASG Commercial Limited.

PLANNING CLASS

The property operates under planning use Class 3.

TITLE NUMBER

The property has a title number of BNF4458.

RATEABLE VALUE

The rateable value for The Dufftown Glassworks is £5,700, reference number VR27744 (effective from 01 Apr 23) benefitting from a 100% discount under the Small Business Bonus Scheme, for eligible applicants.

PRICE

Offers over £180,000 are invited for the freehold interest complete with goodwill, website and trade contents (according to inventory, excludes any personal items). Stock at valuation.

FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large variety of legal experts who can act in all legal matters arising.

VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 1 Cromwell Road, Inverness, IV1 1SX

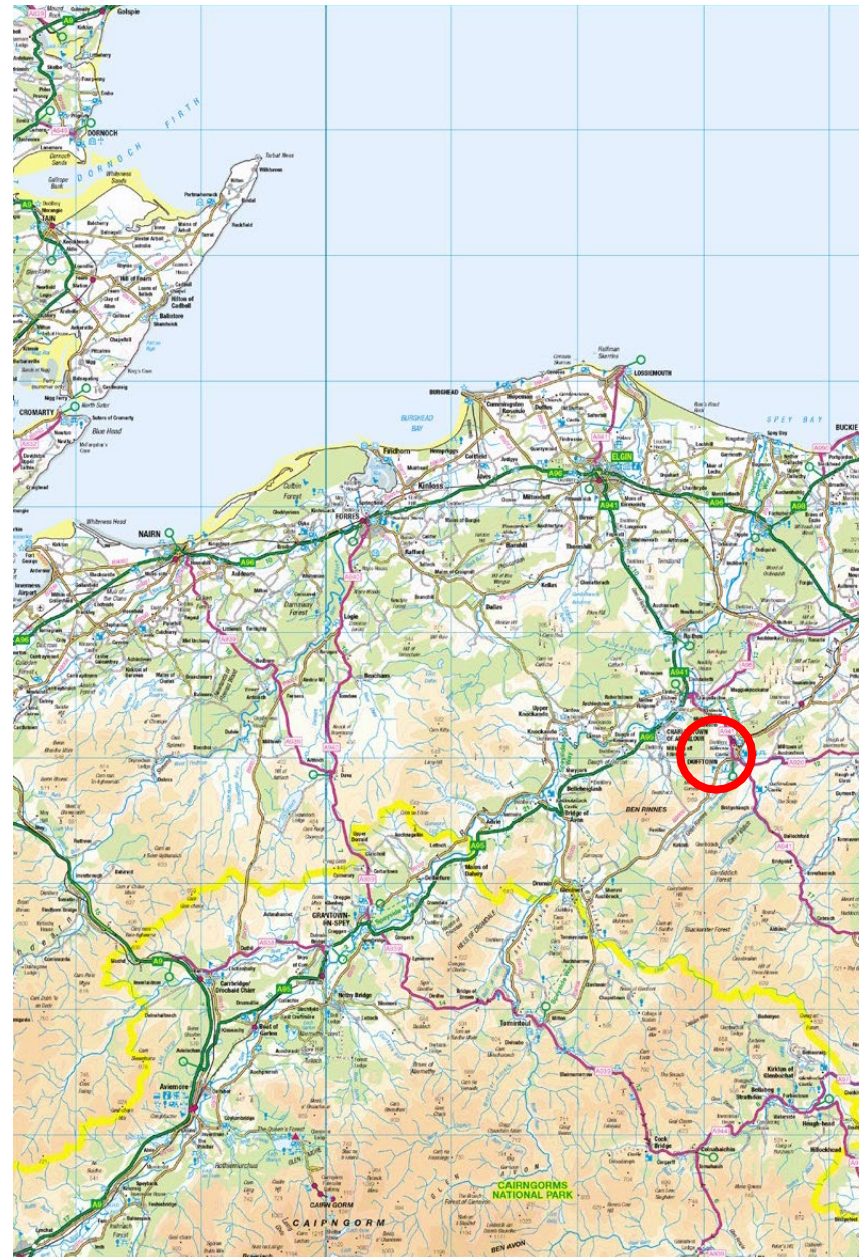
Tel: 01463 714757

E: admin@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date.



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