



Fixed Price  
**£99,000**  
(Leasehold)

**Cult Café**  
27 Argyle Street, Ullapool, IV26 2UB





Charming and well-presented, easy to operate café within the popular tourist destination of Ullapool

Profitable business ideally located on North Coast 500 Tourist Route

Approximate internal areas amounting to 62m<sup>2</sup> within a prime trading location

Popular café trading year-round with high levels of demand from tourists in the main season

Well-appointed café with customer areas set to 22 covers extending to 49m<sup>2</sup>

Sustainable business model with significant growth potential





## DESCRIPTION

Cult Café is an award winning, popular New Zealand inspired café located in the heart of the Highlands within a busy trading location in Ullapool. The café operation is set to a ground floor unit. The trading elements are currently set to 22 covers. The service areas are highly functional and flexible in terms of potential food provision. The café has an approximate internal area of 62m<sup>2</sup> which includes trading and service areas.

## TRADE

Cult Café is located in the busy village centre and enjoys a high level of footfall, especially in the main trading season (April – October). The establishment has a fine reputation for its excellent selection of freshly prepared items, especially artisan cakes and baking, complemented by a wide range of beverages. The business trades during the day-time only although a new owner may consider offering evening meals.



In the Spring / Summer the café trades 7 days per week, opening from 7.30am to 4pm. Winter trading is limited to 6 days per week with shorter opening hours.

Cult Café caters to many different dietary requirements and as such enjoys a Tripadvisor rating of #1 of the 13 Restaurants in Ullapool.

## STAFF

The owners run the Café remotely and have 2 full time chefs and other front of house staff who deal with the day to day operation.



## LOCATION

Cult Café is just a short walk from the Caledonian MacBrayne ferry to Stornoway which leaves twice daily (once on Sundays in Winter) for those planning a trip to Lewis, Harris or the other Hebridean Islands. Cult Café also benefits from being located directly on the immensely popular North Coast 500 route.

The property is easily accessible, located just off the A835, and the signage is excellent. The immediate area is well served with facilities, shops and services for both locals and visitors alike. The North West Coast of Scotland attracts a large number of visitors and Ullapool makes a perfect base from which visitors can continue their odyssey of the broader Highland region. Ullapool has a strong sense of community, with schools, golf course and social and welfare facilities. Inverness, the Capital of the Highlands, is a 60-minute drive away with a full range of services associated with a modern thriving City including an airport and main line railway station.

## REASON FOR SALE

The current owners have held the lease for just over 3 years and have turned it into the unique and popular café it is today. It is their desire to return their business interests to New Zealand that brings this attractive business to the market.

## THE PROPERTY

Cult Café is a well-located business with the customer areas being set on one floor at street level. The café has a snug and welcoming open-plan layout benefitting from a well-signed presence from the main road. The frontage of the unit features a large picture window. Access is via a door at street level through a small vestibule into the main area. The café is set to free-standing tables and chairs with some fixed bench seating in the wall spaces. Lighting is by way of modern ceiling units. There are a number of attractive units to present food and beverages for sale. The servery counter / kitchen area is set to the far end of the open-plan customer area. This food preparation space is well-appointed with a range of commercial equipment and benefits from a full extraction unit. Off to the side of the kitchen is a pot-wash area. There is a single toilet within the café. Set to the basement is a good general store offering extra ambient, refrigeration and freezer storage.



## BUSINESS DEVELOPMENT

The current owners have developed a thriving café which is popular with the local community and tourists alike. To further develop the café, there could be the provision of evening meals, live music or similar. The café is renowned for the dietary specific baking and savoury treats, and this could be further progressed.

## SERVICES

The business benefits from mains electricity, water and drainage. The cooking areas have LPG Gas fitting, but all appliances are currently electric. The café is EHO and fire compliant. There is an air conditioning unit and a security system.

## ONLINE PRESENCE

The business has a high profile facebook presence through [https://www.facebook.com/cult.cafe.ullapool?locale=en\\_GB](https://www.facebook.com/cult.cafe.ullapool?locale=en_GB) together with other community-based websites.

## PRICE

A fixed price of £99,000 is sought for the assignation of the lease plus goodwill and trade contents (according to inventory). Stock at valuation.

## LEASE

A Fully Repairing and Insuring Lease is in place and runs to 2031. A copy of the lease is available from the selling agents (ASG Commercial Ltd) to seriously interested parties.

## RATES

The rateable value of the business is £5,500 (effective from 01 Apr 2026). The new owners could benefit from the 100% discount on the non-residential element under the Small Business Rates Relief scheme, where eligible.

## ACCOUNTS

Accounting information will be made available to seriously interested parties subsequent to viewing.



## EPC RATING

The EPC rating is 'bcb'.

## DIRECTIONS

See map insert. What3words reference is ///sneezed.chief.stolen

## 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 team of legal experts who can act in all legal matters arising.

## VIEWING

All appointments to view must be made through the vendor's selling agents:

ASG Commercial, 1 Cromwell Road, Inverness IV1 1SX

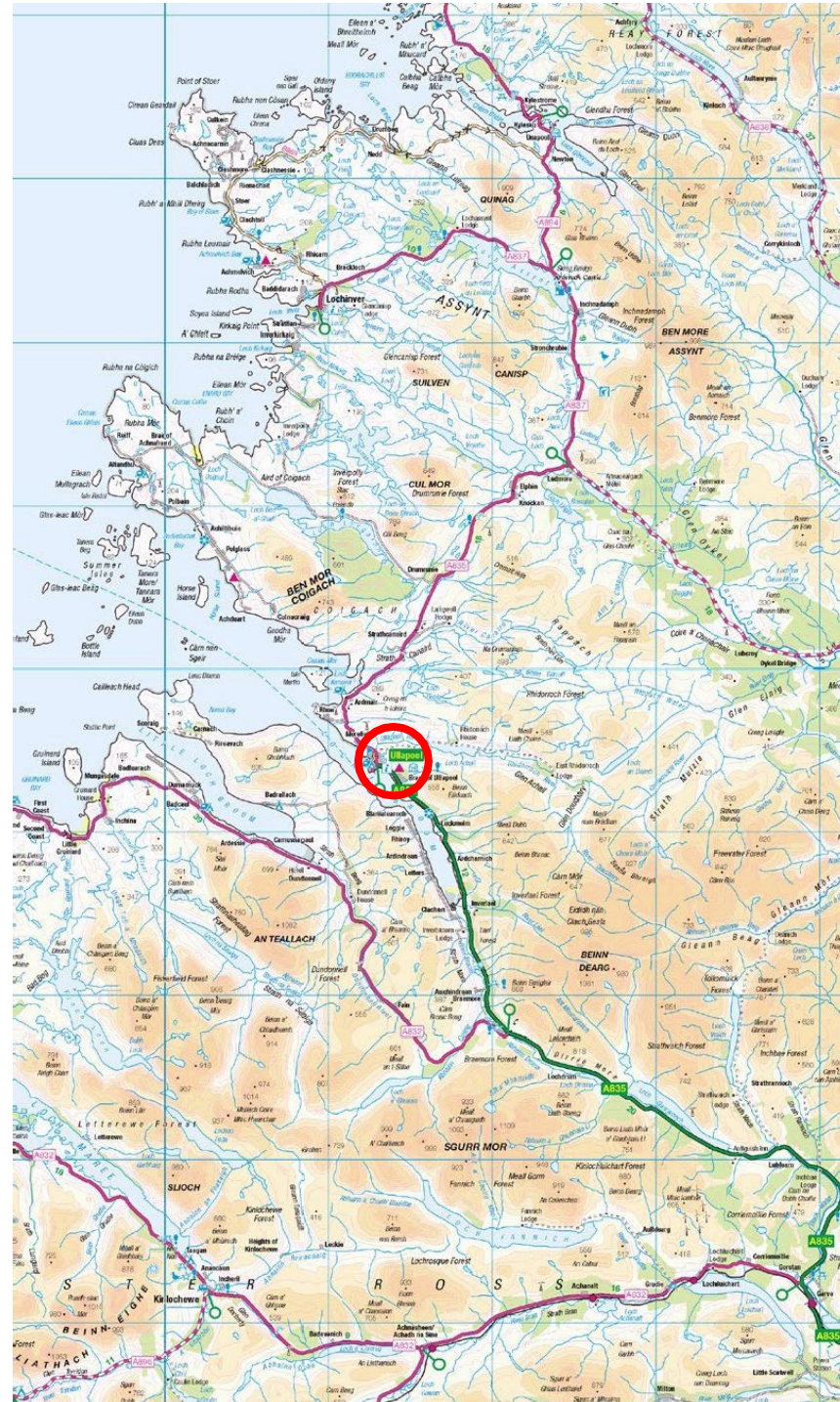
Tel: 01463 714757

E: [admin@asgcommercial.co.uk](mailto:admin@asgcommercial.co.uk)

Web: [www.asgcommercial.co.uk](http://www.asgcommercial.co.uk)

## OFFERS

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



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