



CAFÉ BLUEBELL

6 HALL STREET • CAMPBELTOWN • PA28 6BU

Smith &
Cough
BUSINESS ASSOCIATES

CAFÉ BLUEBELL

- Well established & extremely reputable café (#1 on Tripadvisor)
- Prime trading position overlooking Campbeltown, on the stunning Kintyre Peninsula
- Designed & fitted to a high standard. Circa 60 covers plus pavement seating
- 2025 turnover £324,126 net of vat
- Adjusted net profit in excess of £90,000
- Short daytime hours (9am-4pm). Currently 5-day trading only
- Huge growth potential. Increase hours, obtain licence, deliveries etc
- EPC rating pending

Freehold

Offers over £195,000



LOCATION

Café Bluebell benefits from an extremely prominent trading position on Hall Street, on the front at Campbeltown, overlooking the harbour and ferry terminal, within this town and former Royal Burgh which lies on the stunning Kintyre Peninsula in Western Scotland.

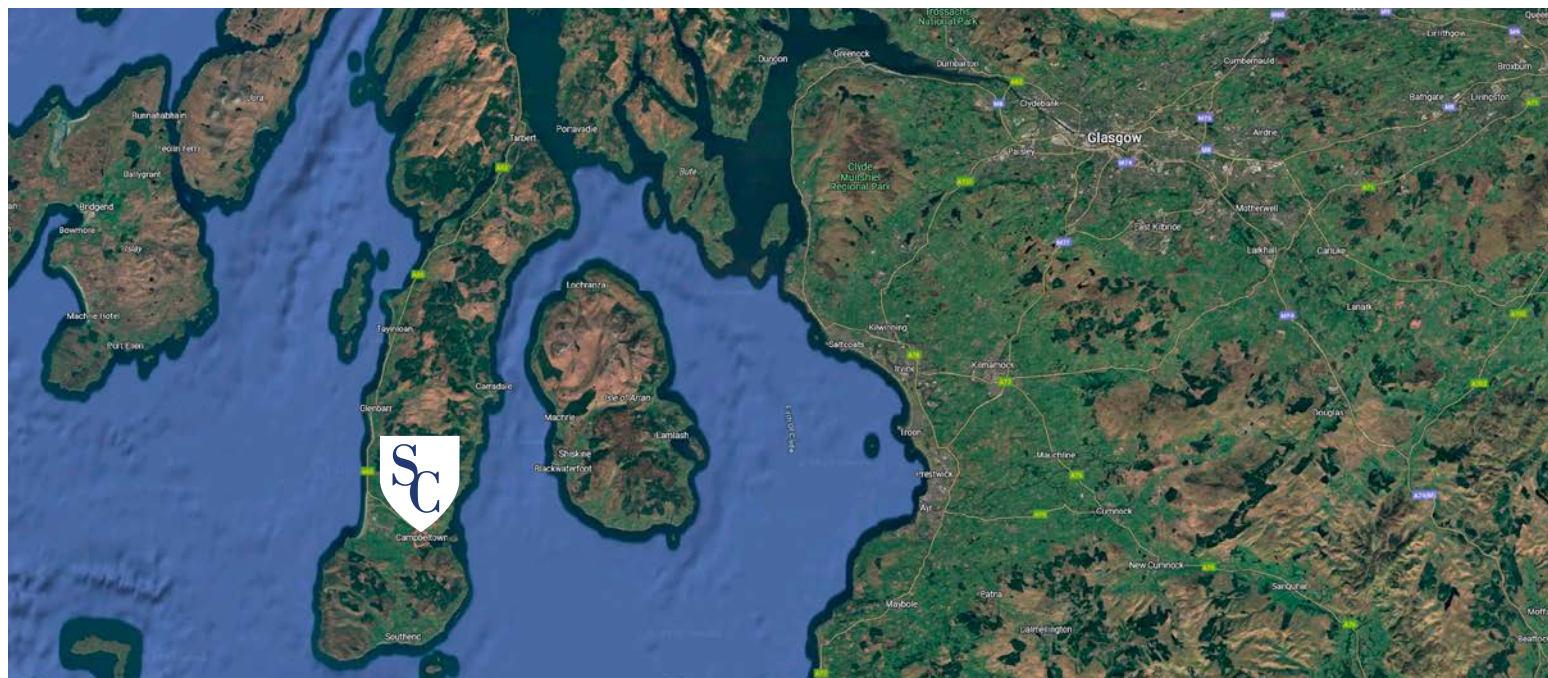
The subjects lie within a busy commercial area with a good surrounding mix of shops, offices, bars, restaurants & cafes, ensuring good levels of footfall & passing traffic throughout the day and evening. The subjects are also adjacent to the local cinema, the Campbeltown Picture House.

Campbeltown is a charming coastal town known for its rich maritime history, friendly community, and stunning natural surroundings. Once hailed as the “whisky capital of the world,” the town still boasts several renowned distilleries and attracts whisky enthusiasts year-round, with 3 new distilleries currently under construction.

Campbeltown offers a unique blend of heritage and tranquillity, with picturesque views over Campbeltown Loch and easy access to unspoiled beaches, golf courses, and walking trails. The town serves as a regional hub for locals and visitors alike, with regular ferry connections, a small airport, and a growing tourism industry driven by its cultural festivals, whisky tours, and outdoor pursuits.

Nearby Machrihanish Golf Course is world renowned and the adjacent Machrihanish Dunes Golf Club have recently commenced construction on a multi-million pound expansion including the addition of a second 18-hole championship links course, including a new luxury hotel, clubhouse, 50 new golf cottages, Europe's largest golf academy, as well as pickleball, swimming pool, spa and tennis courts. The new course will stretch along the stunning five-mile beach from Westport to Machrihanish, running adjacent to both Machrihanish Dunes and the original Machrihanish Golf Club.

This will greatly enhance the local economy, and has in part also led to work being done on Campbeltown Harbour to cater for cruise ships and large yachts in anticipation of the local boom and expected increase in visitor numbers from throughout the world. The first cruise ship recently docked in Campbeltown bringing primarily affluent American tourists, many of whom visited Café Bluebell, and this is expected to be the first of many.



MAP © OpenStreetMap contributors

THE PROPERTY

The subjects comprise part ground floor of this traditional 4-storey, stone built property, under pitched slate roofs.

DESCRIPTION

The subjects are accessed directly from Hall Street by way of an entrance vestibule positioned in the centre of this large double frontage with prominent signage above. There is pavement seating for 6 customers with bistro style tables and chairs.

Internally, the premises have a cosy, homely feel to them, and have been designed and fitted to a high standard throughout and are regularly and well maintained.

There is seating for approximately 60 customers split over two separate areas on either side of the premises, by way of loose tables & chairs, banquet seating and fixed comfy booths.

The counter/servery is positioned to the back, right-hand side of the premises and incorporates a serve over display chill cabinet. To the rear of the counter there is a range of equipment including till system, coffee machine, soft serve ice cream machine, milkshake blenders, ice machine, dishwasher, soup kettle, boiling water dispenser, fridges etc.

ANCILLARY AREAS

To the rear of the counter area is a large and extremely well-equipped commercial kitchen with a range of catering equipment including griddle, 2x double fryers, 6-ring burner & oven, grill, turbofan oven, bain-marie, panini grills, microwaves etc, as well as a number of fridges and freezers. There is a separate dish wash area with commercial dishwasher. Other ancillary areas include Male & Female toilets, ancillary storage areas including external storage sheds.

SIZE

We understand that the premises are approximately 141 SqM (1,518 SqFt)





THE BUSINESS

Our clients established Café Bluebell in 2011 and is therefore well established and something of a local institution within Campbeltown, and enjoys a loyal and regular clientele with strong community ties, as well as benefitting from the high levels of tourists, day-trippers and golfers etc who flock to the local area.

The business enjoys a tremendous reputation for their food and service, most of which is all freshly made on the premises and locally sourced where possible, and this is reflected in their strong online reviews, where they are ranked number 1 out of 20 restaurants/cafes in Campbeltown.

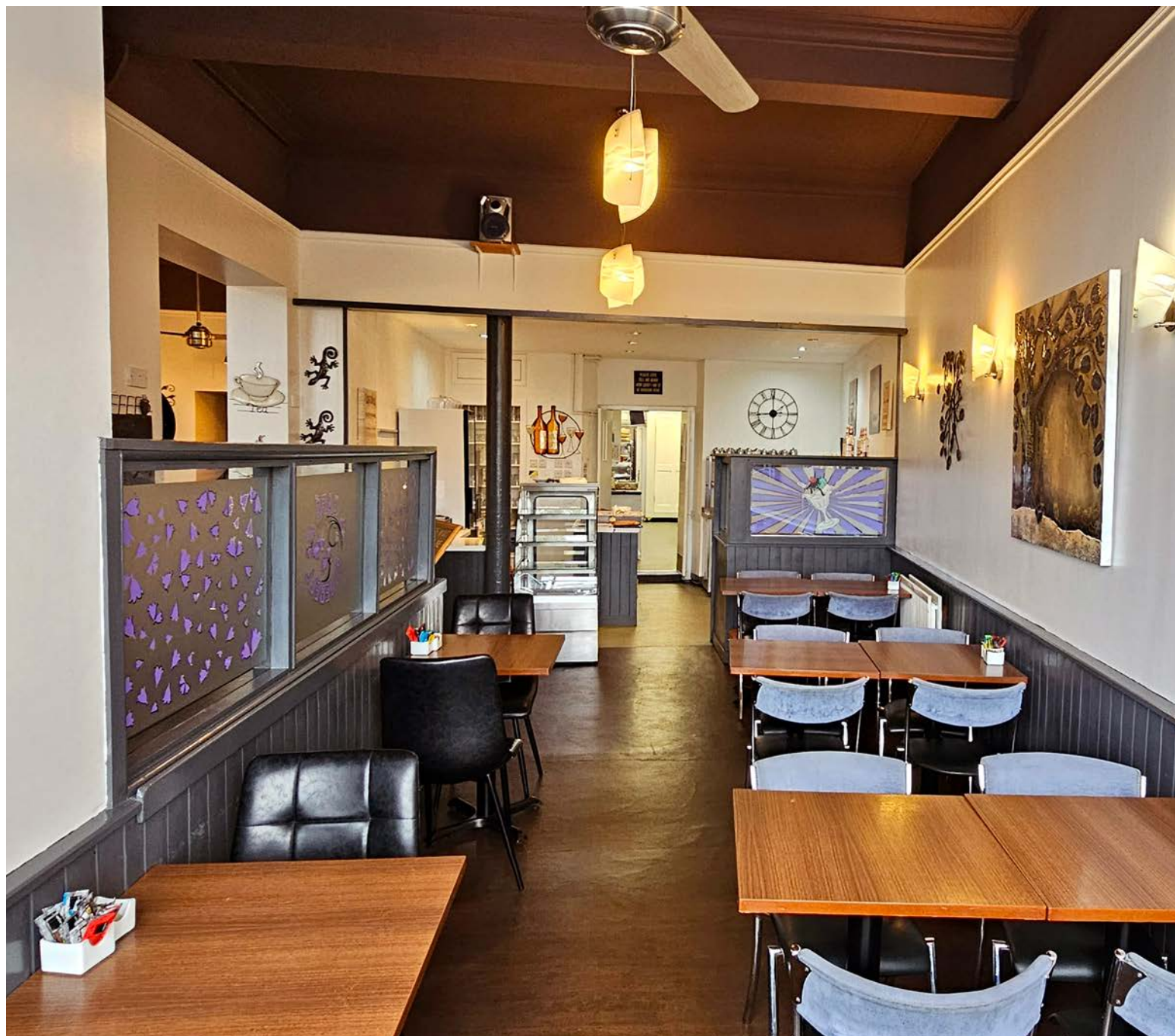
The business sells a good selection of breakfasts, soups, sandwiches, paninis, baked potatoes, salads etc, as well as main meals including burgers, fish & chips, macaroni cheese, chicken curry etc, a children's menu, desserts & milkshakes, as well as teas, coffees and home baking etc.

The business also provides some outside catering, supplying about 2 or 3 buffets per week, as well as doing 'Dine Out' boxes for occasions like Christmas, New Years, Mother's Day and Valentines, which have proved extremely popular, with 300 being sold last Christmas alone.

The business has only been placed on the market as our clients are looking to retire, and it is felt that the sale represents a tremendous opportunity for a new owner to take on this extremely well performing business that still offers huge growth potential. There is strong demand to extend the opening hours, especially in the evenings, potential to obtain an alcohol licence, as well as expand the takeaway offering and possibly implement a delivery service.

Our clients feel there is a great opportunity to introduce deliveries by electric bike, which would be a smart and environmentally conscious investment, and a first for Campbeltown, as customers currently use taxis to collect takeaway orders on a daily basis.

Whilst the current owners have recognised these opportunities, they understand their limitations in maintaining a manageable workload as they approach retirement.



TRADING HOURS

The business currently trades 9am-4pm, Tuesday-Saturday (closing Sun/Mon). The business previously traded 6 days opening on a Sunday also, and there is strong demand for it to open 7 days should a new owner choose.

TRADING INFORMATION

Accounting information for the year ending 31st March 2025 shows a turnover of £324,126 net of vat, producing a gross profit of £222,958 (69%) and an adjusted net profit in excess of £90,000. Full accounting information can be provided to interested parties only after formally viewing the business.

FIXTURES & FITTINGS

We have been advised that all trade fixtures and fittings are owned outright and are free from any hire purchase or lease agreements.

RATES

The subjects are entered into the current valuation roll as having a rateable value of £5,300 and are therefore eligible for zero rates.

TENURE

Freehold/Heritable

EPC

A copy of the Energy Performance Certificate is available on request. The rating is pending.

AML

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.





VIEWING & FURTHER INFORMATION

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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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