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LOCHLANDS - RESTAURANT & RETAIL OUTLETS FORFAR, ANGUS

- Superb opportunity to create a Food & Retail experience
- Approx 500 sq meters Restaurant, Bar & Retail space available for lease
- Fully Licensed, entirely rebuilt but retaining character features
- Close to Town, Caravan Park and major Tourist Attractions
- Opportunities for future growth
- Large (1 Acre) Customer Car Park

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Situation



Forfar is the largest community in Angus, situated in the heart of rural Scotland, 12 miles north of Dundee, 70 miles from Edinburgh and 50 miles to Aberdeen. Lochlands is situated just off the A90 which connects Dundee with Aberdeen and is a main tourist route north to Royal Deeside and the Highlands. The property sits on a hill to the south of Forfar and enjoys uninterrupted views of the Angus Hills & Glens. Lochlands is also an upmarket residential and touring Caravan site which is open all year. The area is popular with Tourists and Walkers who can enjoy the abundance of good visitor attractions, glorious countryside and nearby beaches. Being close to several Championship Courses, Forfar is also used as base for Golfing Holidays.

Description



The property has been totally rebuilt and refurbished using the shell of an old Granary, is full of character yet easy to maintain. You enter via the circular Granary which has been converted into a licensed bar area for 42 covers. Behind the bar is a cellar with easy access from the road. The bar leads through to a reception area where toilets and additional storage are located. Oak doors lead through to the main licensed restaurant with capacity for up to 72 covers. To the rear of the restaurant is the kitchen (25 sq m) which is ready to be equipped with the appropriate fittings. In the centre of the building is a large paved and sunny courtyard suitable as an overspill for the bar & restaurant and for approx 32 covers. Five retail units lead off the courtyard, these are spacious (25 sq m) and well equipped with good quality lighting and power points. There are extensive parking facilities (over 1 acre) and being just off the A90 will be popular with touring coaches. An enclosed child's play area is situated to the side of the property.

Opportunities



Before the rebuild, the business was trading as a Restaurant and Garden Centre and enjoyed a healthy turnover. However the refurbishment and the addition of retail outlets have provided greater potential for further development of trade. The adjacent Caravan site has also been upgraded and now houses semi permanent, high quality static homes. This site continues to be developed and expanded and will provide a ready all year round market. Located just off the A90 Forfar exit, Lochlands is easy to find and increased signage and marketing should bring additional trade from the Dundee, Angus, Perthshire and Fife communities. The property is on an open and sunny location with fine views of the countryside all around and so will be attractive to Locals, Tourists and Coach Parties.

In Forfar there are a number of small, independent retailers and restaurants plus two major grocery retailers but Lochlands presents an opportunity for a combined leisure, dining & retail experience of the kind usually found in similar busy Tourist destinations.



Viewing by appointment only and through letting agents - Adams Property:

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