



Luigi Restaurant & Owners Accommodation, Dornoch

CORNERSTONE
Business Agents

STRUTT & PARKER
BNP PARIBAS GROUP

Luigi Restaurant & Owners Accommodation, Castle Street, Dornoch, Sutherland, IV25 3SN

A stunning townhouse with a renowned trading restaurant located within the historic town of Dornoch

Inverness 43 miles, Inverness airport 50 miles,
Edinburgh 197 miles

Hall | Kitchen/dining area | Drawing room
4/5 bedrooms | Family bathroom

Profitable restaurant business trading as Luigi

EPC Rating E

The property

Luigi Restaurant together with owners accommodation (separate title known as Rosslyne), provide a fantastic family town house together with a renowned and successful trading restaurant business. The property forms a terraced sandstone townhouse with accommodation set out over 3 levels, the restaurant occupying the majority of the ground floor.

The restaurant

The restaurant space is a comfortable L-shape with customer entrance to one side of the dining area. The customer area benefits from a large south facing window allowing an abundance of natural light into the premises. Seating is arranged by free standing tables and chairs that follow the L-shape of the restaurant. A bar and servery dominate the opposing wall.

Service areas

The business is offered for sale with a full commercial kitchen which is of a very impressive commercial catering standard.

Ladies & gent's toilets are well appointed off the public areas. Other service areas include a beer cellar.

Owners accommodation

One of the most attractive aspects of this sale is the sizeable private owners' accommodation which accompanies the business. It is highly unusual to find this style and quality of accommodation with a business and would certainly suit a family. The accommodation is finished to a very high standard.

The owner's accommodation, known as Rosslyne, is accessed separately at the rear of the business leading into an attractive courtyard and internal hallway. The accommodation is laid out over ground, first and second floors, and comprises hall, kitchen/dining area, drawing room and 4/5 bedrooms and a family bathroom.

Exterior

To the front of the business there is some outdoor seating. To the rear of the business and house there is an attractive private owners' courtyard.





The business

Luigi is a contemporary restaurant and café and an exceptionally busy business that benefits from a strong local following as well as a busy tourist season.

The business occupies a prime trading location on the High Street in Dornoch, and is well located to serve the local community as well as the many visitors to the area.

The restaurant has been run by our clients for the last 20 years, and over that period our clients have continued to develop and expand the property to today's impressive condition. At present the restaurant can seat 42 covers comfortably. The design of the restaurant is modern and sleek, allowing for an easy transition from day to night trade in terms of style and ambience.

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Our clients offer an all-encompassing menu focusing on morning coffees and lunches as well as an evening menu with many favourites including pizza, pasta, steaks and the best of local seafood.

The business is run by our client as well as 5 full time and up to 10 part time members of staff. Luigi's is open from 10am-3pm in Low season and 10am-10pm in High Season.

There is considerable scope to advance the business further including an extension of opening hours to harness a profitable takeaway option, especially in high season.



Location

The Royal Burgh of Dornoch is an historic town centred around its ancient cathedral and is most renowned for its Championship Golf Course which is only a short distance from the property. Dornoch is ideally placed for outdoor activities and the area is famed for its beautiful coastline, dry climate and quality of life.

The Dornoch Firth is designated a Site of Special Scientific Interest and is home to a wide variety of wildlife including widgeon, graylag geese, mallard, teal and whooper swans. As well as being popular with golfers, the area attracts walkers and cyclists and there is first class shooting, stalking and salmon fishing available on nearby estates and rivers.

The town itself has a good range of shops and services including a health centre as well as a Primary School, Academy and University of Highlands and Islands facility including courses for golf and also catering management. For a more comprehensive range of shops and services, Inverness is only 42 miles away. There is a train station in Tain and mainline services run daily from Inverness to London and the South.

Being just off from the main A9 road, Dornoch is easily accessible from Inverness and the airport, which has direct links to London Gatwick and Amsterdam amongst others, plus a main rail station. There is also a small airstrip at Dornoch where helicopters and small aircraft can land.









Directions

From Inverness take the A9 North. Proceed across the Dornoch Firth bridge and after 3 miles take the right hand turn signposted Dornoch. Continue into the village and the property is seen on the left on Castle Street.

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX. Tel: 01349 886606

Services: Mains water, electricity and drainage.

Council Tax: Band D

Rateable Value: £8,500 per annum

Tenure: The business is offered for sale on an absolute ownership (Scottish freehold equivalent) basis.

Viewing: Strictly by appointment through joint selling agents. No direct approach may be made to the property. Contact Strutt & Parker (01463 719171) or Cornerstone Business Agents (0131 445 7222).

Inverness

9-11 Bank Lane, Inverness IV1 1WA

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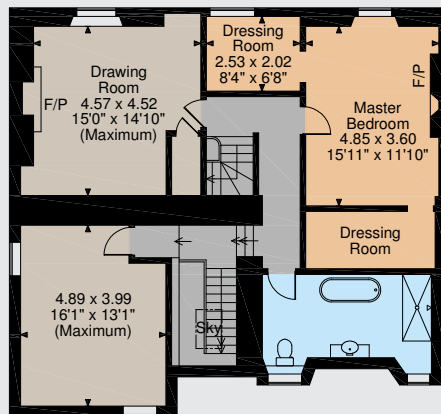
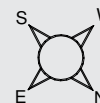
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Floorplans

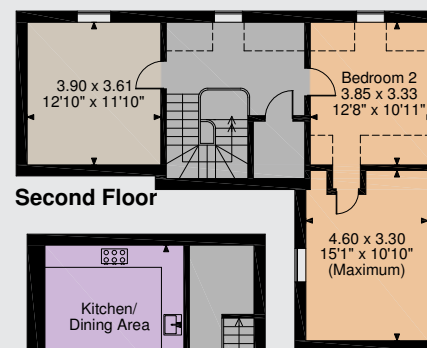
Internal Area Restaurant 1,418 sq ft (132 sq m)

Internal area Owners Accommodation 2,156 sq ft (200 sq m)

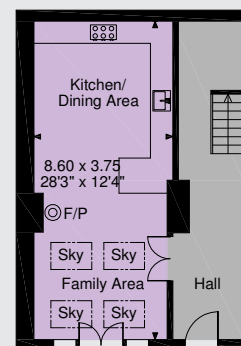
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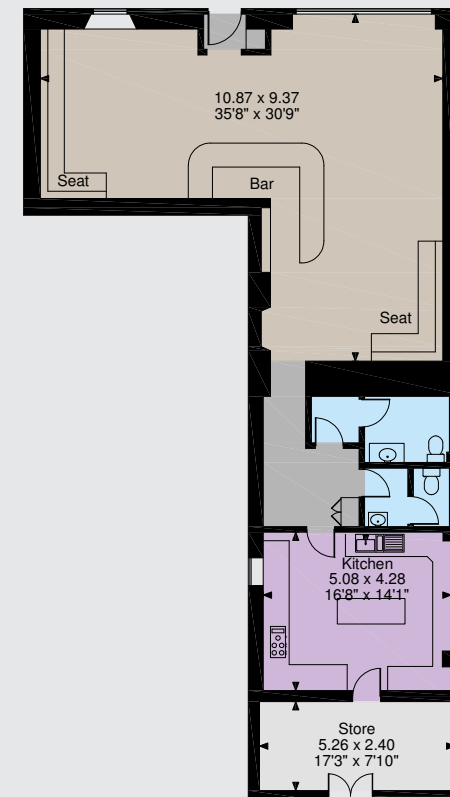
First Floor



Second Floor



Ground Floor



Luigi's Restaurant Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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