

# A New Business A New Life



# Scotland

## FIND A BUSINESS FOR THE LIFESTYLE YOU SEEK

Scotland has emerged as a vibrant hotspot for tourism, experiencing a remarkable surge in visitors post-pandemic.

Tourists from around globe, as well as visitors from across the UK enjoying a stay-cation, are flocking to Scotland to immerse themselves in the rich tapestry of history, culture and breathtaking landscapes.

For those looking to combine their love of Scotland with a new lifestyle, we have selected a small portfolio of the perfect business opportunities.

This is just a taste of the businesses we have available right across Scotland, so if you can't see your ideal new life here, please contact a member of our team to discuss your requirements.

Contact Us: **01772 540 781**





# The Cuilfail Hotel

ARGYLL & BUTE, OBAN

REF. 47928

The business is a 12 bedroom en-suite hotel nestling at the foot of rolling hills. One of oldest purpose built hotels on the west coast of Scotland. Victorian built, preserving many of the original features of that period.



## ASKING PRICE:

£400,000

Turnover:

**£196k** for the year end 2019

# Argyll Chalets

ARGYLLSHIRE, DALMALLY

REF. 50301

Argyll Chalets offer 4 pet friendly holiday lodges (sleep 4) and are situated in the beautiful west coast of Scotland on the shores of Loch Awe.

There is also a grand, absolutely stunning 3 bedroom ground floor apartment, partially furnished.

Attached is a 2 bedroom self contained letting/annex, with a further 2 double bedrooms all ensuite, an open plan living room and fitted kitchen. This is an exceptional business and life style opportunity not to be missed.

Turnover:  
**£36k** for the year end 2023



**ASKING PRICE:**

**£875,000**





## Your Road Ahead

### PLAN YOUR NEXT STEPS

You may be considering the next steps on your road to a new lifestyle. Or you may be looking for opportunities to diversify or expand your business portfolio in Scotland.

Here at Bruce & Co our knowledge of the business market in Scotland is unrivaled. Talk to us today and let us help you find the ideal business for you.

Contact Us: **01772 540 781**



# The Boat House

ARGYLLSHIRE, DUNOON

REF. 50501

The Boat House is a well known and very popular café in Dunoon. The business has been under our clients' ownership since 2016. The Café is situated in a prime position overlooking the River Clyde and attracts business from regular clientele in addition to the many tourists that visit this coastal area. The business offers breakfast, lunch, light snacks along with refreshments.

Turnover:  
Disclosed after viewing

**ASKING PRICE:**

**£199,950**





## YEAR-ROUND CUSTOM & GREAT INVESTMENTS



This is an extremely busy coffee shop in Aberfoyle, with a fantastic reputation built up by the current owners over the last 35 years. The area attracts tourists all year round.

Turnover: **£311k** for the year end 2023

**ASKING PRICE:** £299,950



The store is an extremely well run business in beautiful Glencoe, that has been operating since 2011. The business trades throughout the year, and offers an excellent range of general groceries.

Turnover: **£300k** for the year end 2023

**ASKING PRICE:** £300,000

# Brew Ha Ha

DUMFRIES & GALLOWAY,  
NEWTON STUART

REF. 48983

Brew Ha Ha is a friendly community Café in the heart of the market town of Newton Stewart. This is a traditional Café that offers a fantastic range of homemade food. This is all offered in a great atmosphere with rating of 4.5 of 5 on Tripadvisor.



Turnover:  
**£196k** for the year end 2019

**ASKING PRICE:**

**£97,500**





# Dolphin Fish&Chips

ABERDEENSHIRE, MACDUFF

REF. 49533

The business is located in MacDuff, close to the centre of the town and on the main road leading to the harbour area. It enjoys a high level of foot fall from the local community and many tourists most of the year.



## ASKING PRICE:

£290,000

Turnover:  
**£8k** per week

# West Port Café

FIFE, CUPAR

REF. 49804

Wonderful lifestyle business situated in Cupar. This popular Café was created by the current owner in 2016, with a total of 24 internal covers and a further 12 outside. The business benefits from an excellent thoroughfare location.



Turnover:  
**£110k** for the year end 2023

**ASKING PRICE:**

**£25,000**



# Live the Life You Love

## TURN YOUR PASSION INTO A BUSINESS

Combining something you love with the job that you do is a dream for many people. Our lifestyle businesses provide opportunities catering for a wide range of interests. Talk to us to find the right business for you.



Contact Us: **01772 540 781**



## Limekiln Kennels

WIGTOWNSHIRE, STRANRAER

REF. 49950

Well established kennels and cattery business in Stranraer. Registered for 25 dogs and 30 cats. The registration allows for multi occupancy in kennels and chalets (family groups). Limekiln includes 3-bedroom owners cottage.

The business benefits from a fantastic working relationship with the local police force and animal rescue organisations.

Turnover:  
**£65k** for the year end 2022

**ASKING PRICE:**

**£295,000**





## Find more lifestyle business opportunities across Scotland:

01772 540 781  
[leisureportfolio@bruceandco.co.uk](mailto:leisureportfolio@bruceandco.co.uk)



[www.bruceandco.co.uk](http://www.bruceandco.co.uk)

*Bruce&Co is a part  
of Altius Group Ltd.*

*Eaves Brook House  
Navigation Way  
Preston, PR2 2YP*