

FOR SALE
HOTEL + LEISURE



Riverhill Courtyard
26 West Princes Street, Helensburgh, G84 8TD
Offers in the region of £875,000 – Freehold

Find out more at
www.g-s.co.uk

- Well situated restaurant in a quaint rural town offering outstanding accommodation
- Fully renovated restaurant oozing with period features
- Prominent location in the centre of the town with high footfall from locals and tourists
- Charming characterful property offering exceptional space in turnkey condition



INTRODUCTION

Riverhill Courtyard is situated in the affluent town of Helensburgh, on the banks of the Firth of Clyde. The restaurant offers a charming warm atmosphere with a well-stocked bar and bistro. Situated in the town centre, close to various tourist attractions and walking routes, the business is a hub of activity for locals and visitors.

Once a 18th Century church the property has been sympathetically renovated offering a charming property, packed with character with its restored period features. The property seamlessly blends Scottish traditional features with contemporary comforts to provide a memorable visit.

The property hosts an open plan Bar/bistro on the ground floor with a mezzanine upper level offering more seating.

The Restaurants exterior is immaculately presented and benefits from an inviting entrance oozing charm and character. Its interior is equally delightful, combining rustic elements with modern design to create an atmosphere of relaxed sophistication.

From a business perspective, The Riverhill offers a great opportunity to run a highly profitable business in this affluent area. The property already benefits from a stellar reputation and a loyal customer base, attracting locals and visitors throughout the year. The attention to detail and charm means the property is attractive to a wide range of customers, future proofing the business.

ACCOMMODATION SUMMARY

Public Accommodation

- Bistro (45 Covers)
- Mezzanine (40 Covers)

Service areas

- Commercial kitchen
- Prep Dishwash Area
- Stores

Outside

- Outside seating area (24 covers)



TRADE

The Turnover and further information for the business will be shown to seriously interested parties following a formal viewing.

STAFF

TUPE regulations will apply to all members of staff.

LICENCE

The Premises is Licensed under the Licensing (Scotland) Act 2005.

SERVICES

Mains drainage, gas, electricity and water are all connected to the property. CCTV and Burglar Alarms are installed. There is a zonal fire alarm system.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is "E".

RATEABLE VALUE

The Rateable Value is £24,750 (effective date 1 April 2023)

TENURE

Leasehold Interest of the Public House.

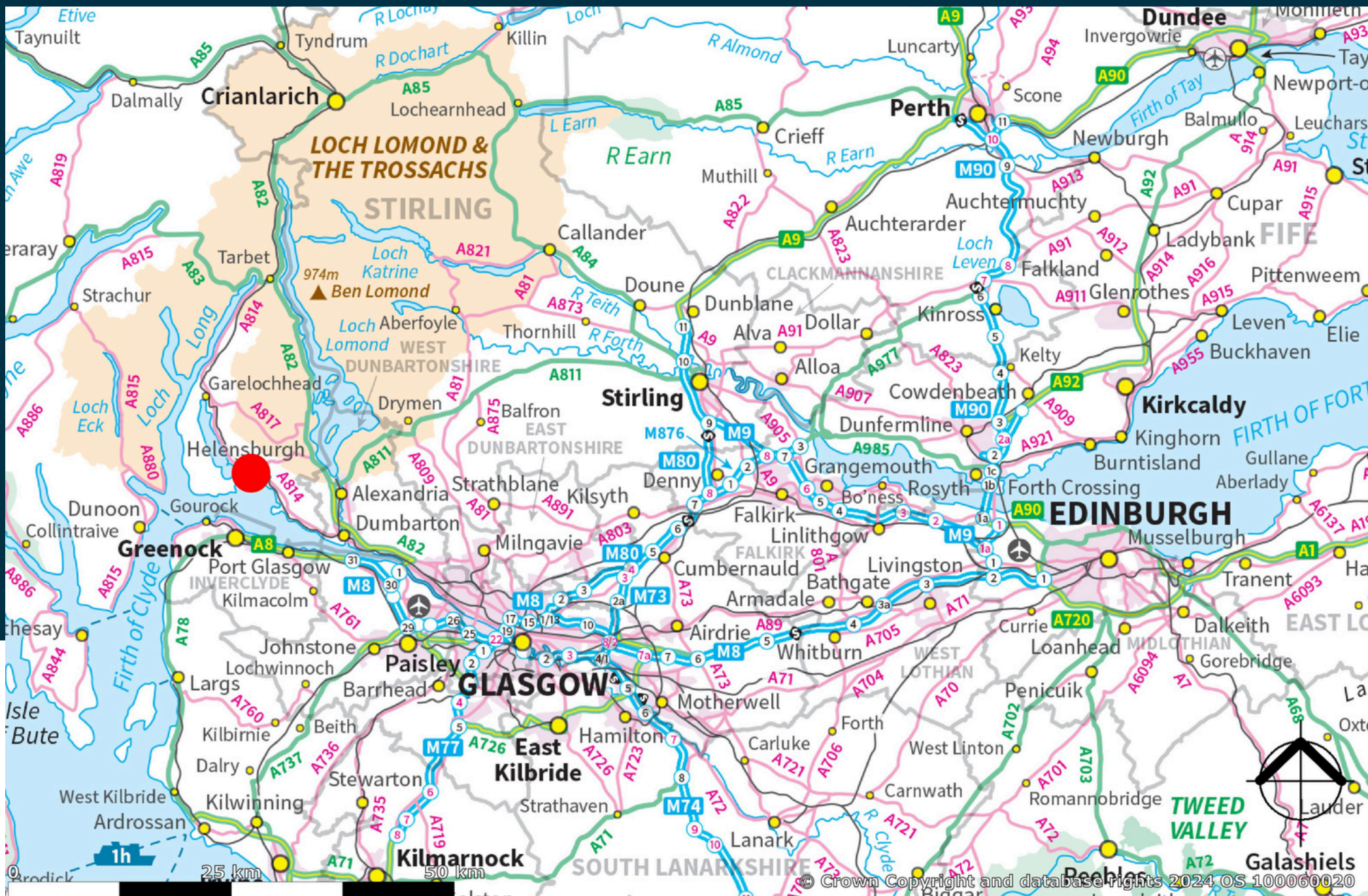
FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.









PRICE

Offers in the region of £875,000 are being invited for the heritable interest in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
233 St Vincent Street
Glasgow
G2 5QY



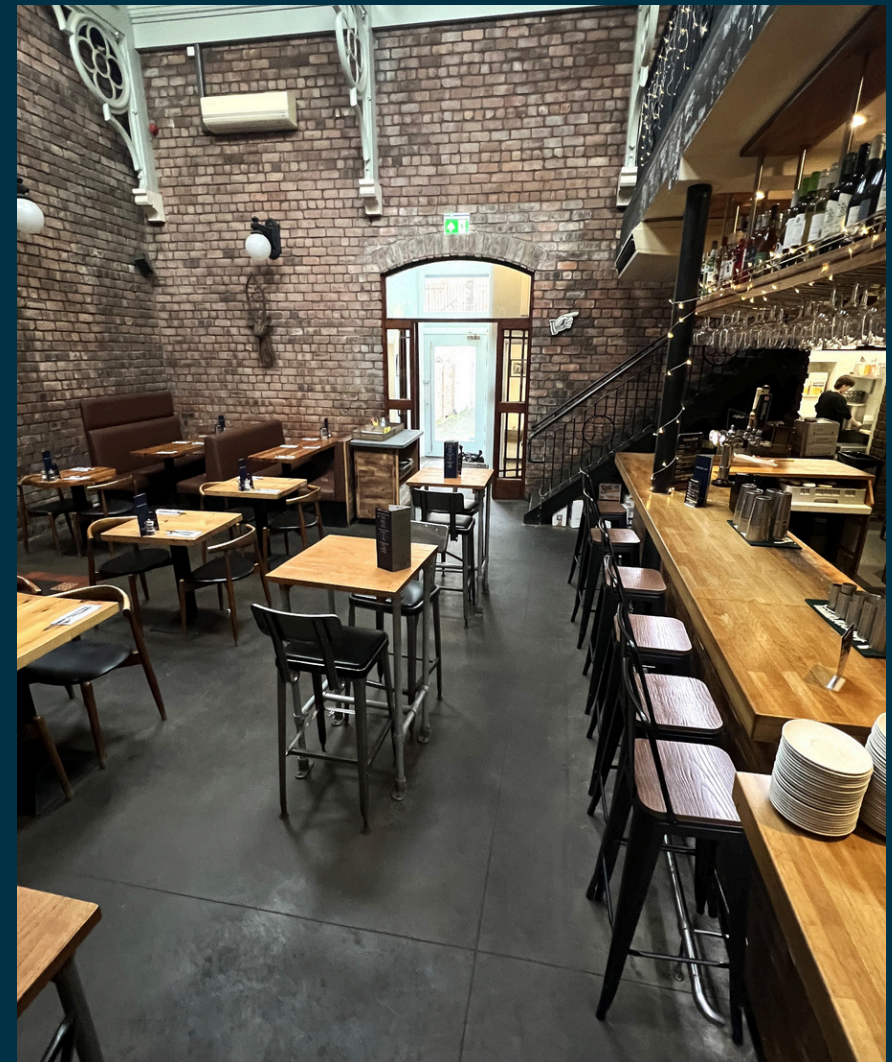
To arrange a viewing please contact:



Martin Sutherland
Licensed Trade + Business Agent
Martin.Sutherland@g-s.co.uk
07768 704 203



Emily Hewitson
Licensed Trade Agent
Emily.Hewitson@g-s.co.uk
07795 518 627



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

Date published: July 2024

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.