



BUSINESS OPPORTUNITY – MOUNTAIN BIKE HUB/CAFÉ

CARN MEILICH, KIRKMICHAEL, BALLINDALLOCH, AB37 9AR



**Crown Estate
Scotland**
Oighreachd a' Chrùin Alba

savills



EXCITING BUSINESS OPPORTUNITY TO DEVELOP AND EXPAND THE EXISTING HUB/CAFÉ

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BALLINDALLOCH, AB37 9AR

The Hub

Exciting business opportunity to develop and expand the existing hub/café located near Tomintoul at the Glenlivet Mountain Bike track in the heart of The Cairngorms National Park, in partnership with Crown Estate Scotland on their award winning Glenlivet Estate.

Crown Estate Scotland are looking for a business partner to run the Hub and deliver a welcoming and friendly environment providing refreshments and shelter for the riders and public visiting the mountain bike centre.

Subjects of Let

Timber construction extending to 96.88m², the building has a 37.66m² net indoor floor space which is currently used as cafe seating area providing up to 20 covers. There is additional outdoor seating in the form of picnic tables at the front of the café which is very well used (24 covers). The subjects are to be let on a FRI lease.

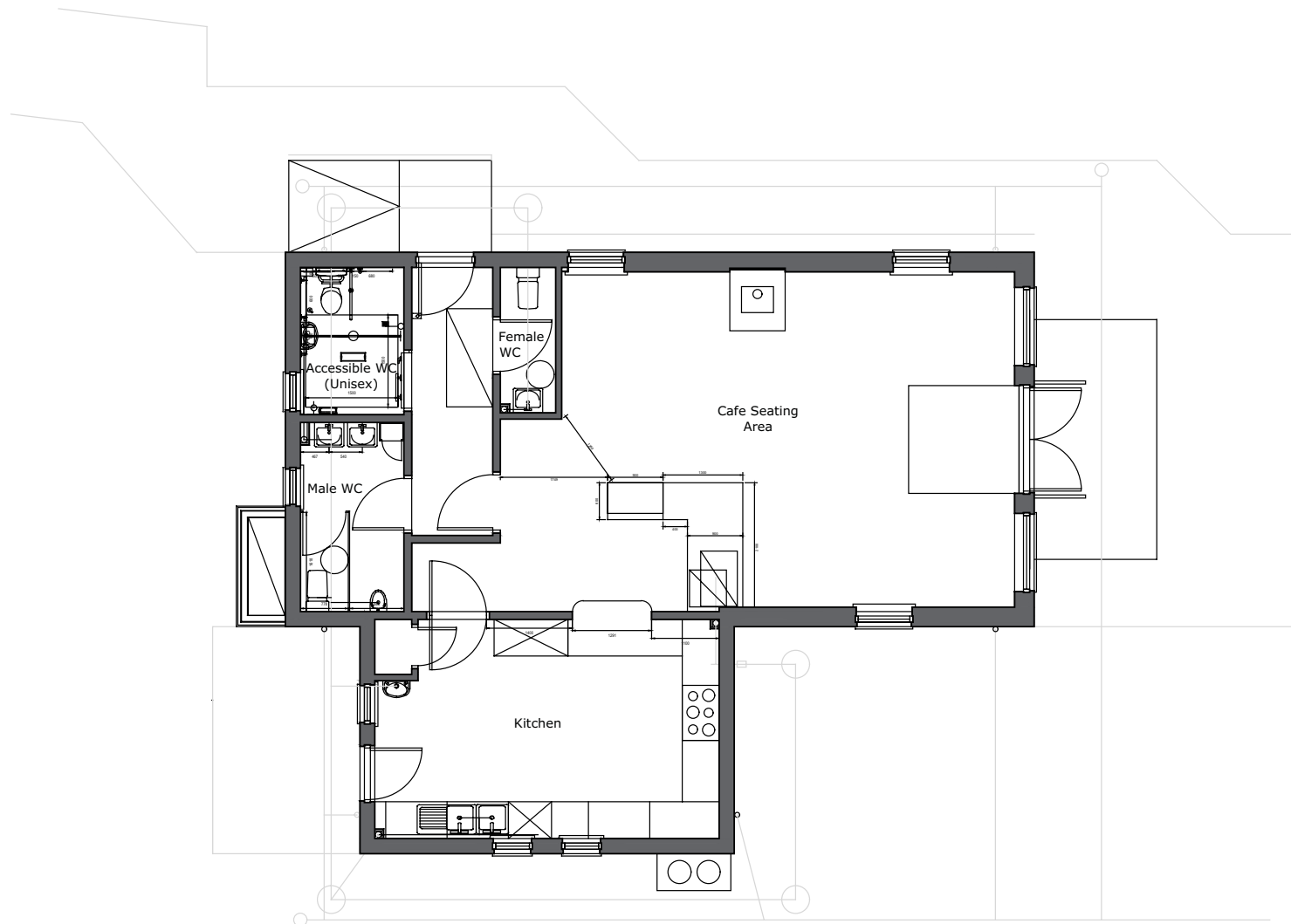
Within the building there is a large fitted kitchen, with the layout and units designed to complement a busy kitchen environment, allowing ample space to produce fresh food and refreshments. The building also houses; three toilets (including one accessible), storage cupboards, with a wood burning stove situated in the seating area.

The site offers c.30 parking spaces with room for camper vans and mini buses.

Currently the building is used as a meeting point for the mountain bike riders and somewhere for non-participants to relax. The business opportunity available is for the operation of a catering facility and could also include a complementary bike business e.g. bike hire, retail, rider tuition etc. Other innovative ideas for business, retail or service provision are welcomed in relation to both the hub and surrounding woodland. The business opportunity could be considered as separate lots, although a single operator would be preferable.

We are seeking experienced and energetic partner(s) and request that a thorough business plan is submitted as part of any tender.





NOTES

Do not scale from this drawing unless for Planning purposes. Figured dimensions only are to be used. All dimensions must be checked on site by the Contractor prior to the commencement of any fabrication or building works. Where applicable, dimensions and details are to be read in conjunction with specialist consultants' drawings; any disparity between drawings is to be brought to the attention of Savills prior to the commencement of any fabrication or building works. This drawing is the property of Savills and may not be reproduced without their expressed permission.

REVISIONS

REV	NOTE / DRAWN BY	DATE

PROJECT TITLE

SITE AT CARN MEILICH FOREST,
TOMINTOUL, GLENLIVET ESTATE

CLIENT

CROWN ESTATE SCOTLAND (INTERIM
MANAGEMENT)

DRAWING TITLE

MOUNTAIN BIKE TRAIL HUB
FLOOR PLAN

SCALE	PAPER SIZE	DRAWING NUMBER	REVISION
1:100	@A4	422675/01	-

DRAWING STATUS

INFORMATION

DRAWN BY	CHECKED BY	DATE
CF	FM	SEP 18



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Background to the mountain bike trails

The established mountain bike track, is around 40km long and includes both Red and Blue runs giving a range of options for visitors.

The track has been built by one of the leading names in the industry Paul Masson, and this alone has generated a large amount of interest in the track. Paul is well known for his exciting creations, and the track does not disappoint. A mixture of downhill sections and uphill climbs, breath taking scenery and natural wildlife, all combine to make this an incredibly attractive area to visit and spend time in. Visitors come from all parts of the country, combining visits to other trails as part of their journey. A pump track was installed in 2017.

New for 2018 is the creation of a skills and coaching area, designed to attract the best in the industry to the area allowing development of local and visiting riders.

Every great track requires a base for visitors. As such, a purpose build hub/café was built to act as base for mountain bikers and as a place to meet and start adventures on the trails. The café could also be marketed to walkers and local residents, and offers potential for other uses (for instance private functions, children's biking parties etc.).

Crown Estate Scotland has invested heavily in the development of recreation and tourism facilities and services on its Glenlivet Estate to ensure a sustainable future for the Estate, its tenants and its communities. Crown Estate Scotland has won numerous awards for its integrated and sustainable management of the Glenlivet Estate and it is essential that the mountain bike development and operation of the ancillary services continue to follow this ethos of being sustainable and sensitive to the environment

For more information on the hub please visit this link
<http://www.glenlivetestate.co.uk/outdoor-activities/mountain-biking/the-coffee-still-cafe>

General Information

Services

Private spring water, electricity provided by mains.

Rent

To be agreed.

Tenure

Flexible leasing terms are available, however an initial 10 year term is being proposed with the option of a break clause for the first five years. The nature of the business is seasonal. Investment from the interested party will be crucial, and as such the term of leasing will reflect the commitment from the successful applicant/s.

Rates

Rateable Value £4000.

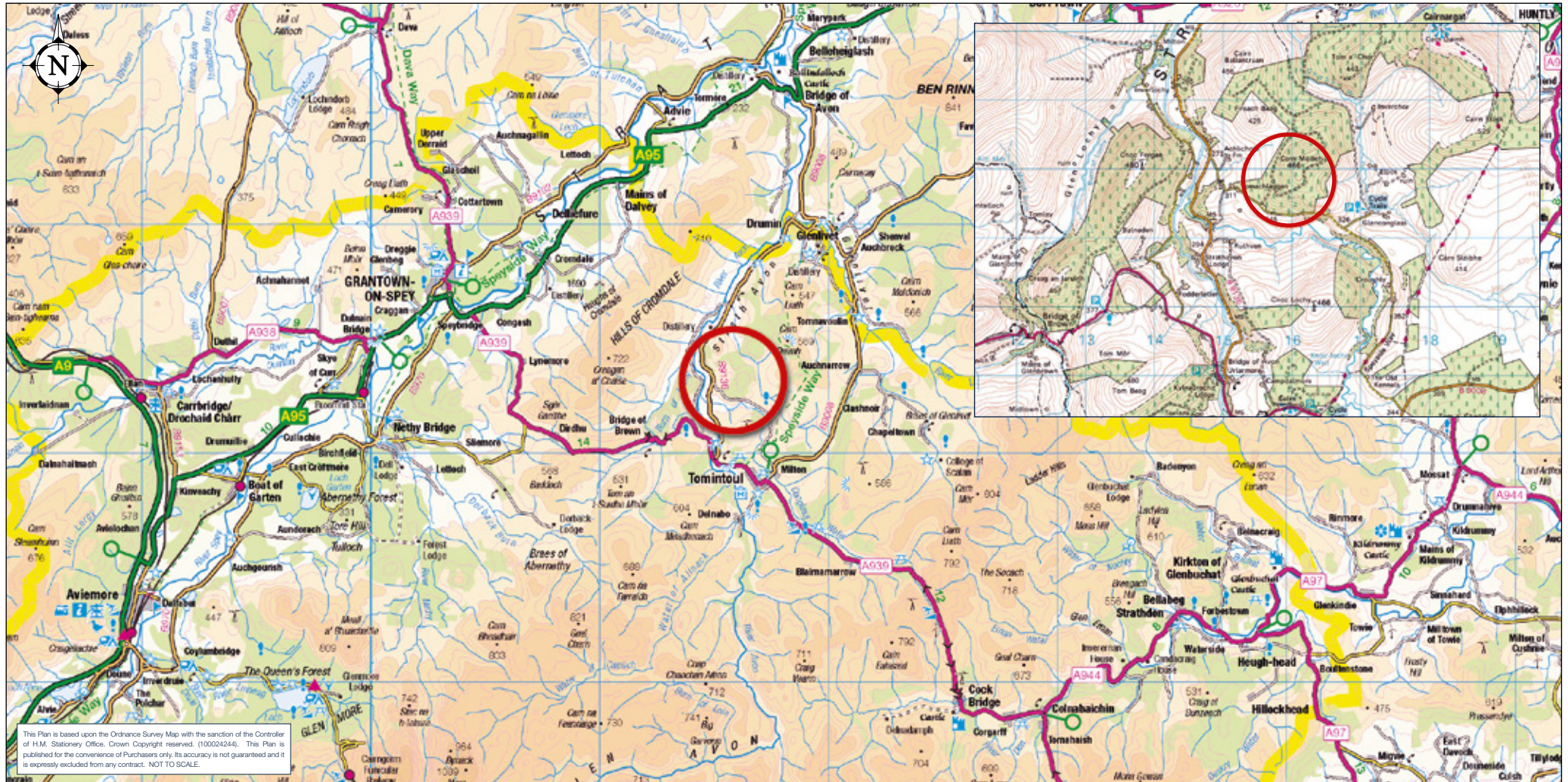


Photograph by Cycletherapy



Viewing

Strictly by appointment with Savills. Please contact 01343 823 000.



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