

# THE MERRY KETTLE TEA ROOM, 25 DUKE STREET, HUNTLY, AB54 8DL



**OFFERS OVER**  
**£89,000**



**MurdochMath&Mitchell**  
Solicitors & Estate Agents

The Merry Kettle Tea Room is located in the heart of the Historic Town of Huntly. The Café has been a very popular institution in the Town for many years and is frequented by local and tourists alike. It is coming on the market (not as a going concern) but with all fittings and fixtures and appliances necessary to run a cafe in the Town Centre.

Huntly is a long established and prosperous market town on the main A96 road approximately 39 miles from Aberdeen and 59 miles from Inverness. It is within easy commuting distance of Aberdeen, Inverness and Elgin and is on mainline rail and other public transport networks. Amenities include a Community Hospital, a choice of major Supermarkets and Sports and Leisure Facilities (including dining out, golf, fishing on the rivers Deveron and Bogie, bowling, cricket, football, swimming pool, skiing at the Nordic Ski Centre and many more). There is Primary and Secondary Education at the well regarded Gordon Schools. The town has a visible history with lovely traditional architecture, National Trust sites nearby and is a popular tourist centre during the summer months, giving easy access to the Grampians, Cairngorms, Royal Deeside, Strathdon and the Moray Firth.

### **The Accommodation Comprises:**

#### **Entrance**

The property is entered from Duke Street through an solid wooden door which leads into a Entrance Area with matwell, notice board and a glazed doorway leading into the Main Café.

**The Main Café measures – 8.08m by 6.80m or thereby.** There are two large display windows to Duke Street with wide ledges. There is a dado rail and a picture rail round the Cafe. Wall lights. Vinyl flooring. Ceiling fan. To the left hand side there are four tables and a seating bench. Chandeliers. In the Café to the right of the Entrance are five tables and a pine seating area with bench. There is a storage heater. Further Chandeliers. To the rear of the Café there is the display cabinet, a counter and door leading into the Kitchen.







Leading from the Main Café is a door into an area leading to the **Gents Toilets** which have a W.C., pedestal wash hand basin and storage. There is wet walling round the toilets and an extractor fan. There is also a hand dryer, hand sanitizer and toilet roll dispenser.

The **Ladies Toilets** have the same facilities including a W.C., wash hand basin with tap with storage below. There's a mirror, extractor fan and the same wet walling and toilet facilities as in the Gents Toilet.

**Disabled Toilet** – there's a Disabled Toilet with W.C., wash hand basin, handrail, shelf and windows. There is a tissue dispenser, mirror and extractor fan. The Disabled Toilet is accessed via a sliding door. Above the toilets there is a **Loft Space**. A door leads to a walk-in Boiler Cupboard.

**Kitchen – Measures 3.27m by 4.42m or thereby**

The Kitchen is fully fitted with substantial storage. There are strip lights. A tiled floor. Double fitted sinks with a small hand wash sink. There is tiling to dado level above the worksurfaces. Fitted cupboards with pine doors for storage. Two windows to the side. Extractor hoods for the cookers and a door to the rear. Leading off from the Kitchen is the **Former Bank Strongroom measuring 3.62m by 2.24m or thereby**. The large doors provide fire proof storage. There's a strip light, shelving and this area currently houses the Kitchens fridges and freezers.

**Included** with the property are the **fittings** and **fixtures** and there is a **list of contents** available. There are **11 tables in total**.





**PRICE GUIDE: OVER £97,000** – This is an all in price to include the property, fittings and fixtures and contents required to conduct a Café business. **It should be noted this is not being sold as a “Going Concern”.**

## **FEATURES**

- **CAFÉ**
- **11 TABLES IN TOTAL**
- **POPULAR LOCATION IN THE TOWN OF HUNTLY**
- **FITTINGS AND FIXTURES INCLUDED IN THE SALE**

**Viewing:** By Arrangement with subscribers

**Price Guide:** Over £89,000

**Entry:** By Mutual Arrangement



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**E. & O.E.**

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