

Laggan Wolfrax Café – Lease Opportunity

Laggan, Newtonmore, PH20 1BU

Laggan Wolfrax Café is located at the foot of the recognised Laggan Wolfrax Mountain Biking Trail Centre, welcoming more than 30k+ visitors per year. The café has been successfully operating for 5 years with a loyal customer base.

The premises are built on land owned by the Laggan Forest Trust. Any potential lease holder will play a significant role in the local economy and community and is expected to work alongside the Trust to provide an outstanding visitor experience.

Property Information

Café area comprises:

- Cafe indoor seating area: 545 sq. ft. with 45+ seating capacity.
- Kitchen area: 307 sq. ft.
- Dry store x 2: 26.90 sq. ft.
- Generous outdoors space for outdoor seating.

The lease will include responsibility for managing the toilets and showers and ensuring their availability for visitors.

A separate retail unit (which has operated as a bike hire and repair shop) amounting 288 sq. ft. may also be available either jointly or with a separate lease arrangement.

Indicative leasehold conditions, pricing and summary of historical financial information for the cafe are available upon submission of an Expression of Interest to business@lagganforest.com by Friday 12th March 2021.

