

# CALDERS

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A rare opportunity has arisen to acquire a well-established, family-run licensed restaurant business with an outstanding local, national, and international reputation. The current owners are offering the business for sale as they approach retirement.

**The But 'n' Ben** was established in 1976 and has been operated by the same family since its opening. It has earned a distinguished reputation for authentic Scottish cuisine, with a focus on fresh fish and seafood, including the world famous Arbroath Smokie. The restaurant has been featured in numerous national publications and recommended guides, and enjoys a loyal customer base, with both locals and visitors returning regularly.

While the business continues to operate profitably and remains one of the area's most popular restaurants, there is potential for expansion. Opportunities include extending operating hours to capitalise on existing success, or converting the current office space upstairs into accommodation for letting purposes or for use by the owner or staff. Any interested parties will need to conduct their own due diligence and investigate the necessary local authority consents for such developments.



**The But 'n' Ben, Auchmithie, DD11 5SQ**  
Offers Over £385,000

The But 'n' Ben is located in the picturesque village of **Auchmithie**, a clifftop community several miles north of Arbroath, overlooking the North Sea. Once a fishing village, Auchmithie is now recognised as the home of the Arbroath Smokie. It is also the inspiration for *Musselcrag*, the fictional village featured in Sir Walter Scott's novel *The Antiquary*.

The property occupies a prominent position at the entrance to the village, situated in a historic one-and-a-half-storey building formed from two former fishermen's cottages dating back to the 1800s. The building is positioned at the head of the track leading to the harbour and beach. Over the years, the property has been modernised and extended to create the current layout while retaining its charming, traditional feel with low ceilings and a welcoming coal fire. The property is well-maintained and presented in walk-in condition.

The nearby harbour and beach are popular for leisure activities such as walking, bird watching, and dolphin spotting, making the location a charming and popular spot for both locals and tourists.

This is a unique opportunity to acquire a freehold restaurant business that has never before been offered for sale, set in an exceptional coastal location. The But 'n' Ben is a very popular and well-regarded by both locals and visitors, with a strong and loyal patronage. The business is well-suited for an owner-operator who can continue to build on the existing success while benefiting from the established customer base.

All fixtures and fittings are included in the sale of the business. Personal items belonging to the current owners will be removed prior to the transfer of ownership.

As of 1st April 2024, the **rateable value** of The But 'n' Ben is £14,500, making it eligible for a 25% reduction under the current small business rates relief scheme.

Detailed profit and loss accounts, staff information, and an Energy Performance Certificate (EPC) will be made available to seriously interested parties following a formal viewing.



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The restaurant's interior is open plan and consists of the:

- **Entrance Area:** Featuring a bar and small seating area.
- **Dining Areas:** Two distinct dining areas with flexible, non-fixed furniture arrangements, allowing for adaptability in accommodating small functions or events. The restaurant has approximately 60 covers.
- **Parking:** Adequate parking is available, with both on-street parking and a nearby village car park.



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- Commercial Kitchen:**  
Located in an extension to the rear, the kitchen is fully equipped with high-specification appliances.
- Additional Facilities:**  
There is a separate dishwashing area, laundry room, and wine cellar. Externally, the property includes a herb garden and additional storage facilities.
- First Floor:** This level includes a large floored attic, a spacious office, and a bathroom.



# The But 'n' Ben, Auchmithie, DD11 5SQ



***Viewing Arrangements strictly by appointment: Contact Selling Agents Calders, Solicitors & Estate Agents, 10 Whitehall Street, Dundee  
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