admiral
TAVERNS



BROWN & BLACKS, SCONE

SCONE, PH2 6QU

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£29,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Brown & Blacks occupies a prominent position in the heart of the historic village of Scone, just a few minutes east of Perth city centre. Situated on one of the village's main thoroughfares, the property is within easy walking distance of local amenities, established residential areas, and the world-renowned Scone Palace, making it well placed to attract both local custom and visiting tourists. Scone is one of Perthshire's most desirable and historic villages, famed as the ancient crowning place of Scottish kings and home to the iconic Stone of Destiny and the magnificent Scone Palace. Today, the village combines its rich heritage with a thriving community, offering a range of independent businesses, cafés, local shops, and excellent amenities, all set against the backdrop of the beautiful Perthshire countryside. The village enjoys excellent transport connections, with easy access to the A94 and A9, regular bus services to Perth, and onward rail links to destinations throughout Scotland. This accessibility, together with the area's year-round tourist appeal and strong local population, provides Brown & Blacks with a broad and diverse customer base. Benefiting from its central village location, outstanding visibility, and close proximity to one of Scotland's most popular visitor attractions, Brown & Blacks is ideally positioned to capitalise on both regular local trade and the significant volume of visitors drawn to Scone throughout the year.

Pub Layout

Upon entering through the front entrance, guests are welcomed into the main bar, an inviting space centred around an impressive L-shaped bar offering a wide selection of premium drinks. High stools line the bar, creating a traditional pub atmosphere and an ideal setting for casual drinking. The bar has been tastefully appointed with a blend of exposed brickwork, painted panelled walls and wooden flooring, combining traditional character with contemporary comfort. A variety of seating options, including fixed bench seating, low-level tables and chairs, and poser tables, caters to a range of customer preferences. Televisions throughout the bar broadcast live sport and racing, contributing to the vibrant and sociable ambience. A striking floor-to-ceiling exposed brick column provides a distinctive focal point, complemented by a wooden drinking ledge and high stools, creating an informal space for guests to enjoy a drink. An attractive exposed brick fireplace with an open fire forms a further focal feature, with comfortable seating arranged around it to create a warm and welcoming atmosphere. A short corridor leads through to the restaurant, with the customer toilets, jukebox and gaming machine conveniently located along the way. The restaurant is a spacious T-shaped room, attractively presented with feature wallpaper, carpeting and soft furnishings, providing a comfortable dining environment. A combination of fixed bench seating and loose tables and chairs offers flexibility for both everyday dining and larger social gatherings. A small bar positioned in one corner allows the space to operate independently, making it ideal for private functions and events. The restaurant is supported by a fully equipped commercial catering

kitchen and comfortably accommodates approximately 40–50 covers. Externally, the property offers attractive trading areas to both the front and rear. To the front is a small paved terrace with bench seating, while the rear features a spacious, partially covered beer garden with a choice of covered and open-air seating. A dedicated children's play area with a climbing frame enhances the property's appeal to families. The rear garden also provides direct access to the customer car park, which offers space for approximately 20 vehicles.

TRADING STYLE

Brown & Blacks is a highly regarded food-led pub and restaurant located in the heart of Scone, one of Perthshire's most desirable and affluent villages. Established as a popular destination for both locals and visitors, the business has built a strong reputation for delivering quality food, hospitality and customer service within a welcoming and relaxed environment. The pub is well positioned to attract a broad customer base, supported by a strong residential catchment, proximity to Perth and appeal to visitors exploring the wider Perthshire area. Brown & Blacks blends the character and warmth of a traditional village pub with the quality and appeal of a dining venue, creating a business that performs well across both food and drink occasions. Food is at the heart of the offer. Brown & Blacks has established itself as a destination for freshly prepared meals, with a reputation for quality dishes and an emphasis on locally sourced produce wherever possible. The business enjoys a loyal customer following and presents an excellent platform for an experienced hospitality operator to further enhance its food credentials and build upon its strong local reputation. The drinks offer complements the food operation well, featuring a strong premium mix that includes Birra Moretti, Madri, Guinness and Staropramen alongside a quality range of wines, spirits and soft drinks. Current product sales demonstrate that customers are willing to trade up into premium brands, creating further opportunities to develop both wet and food spend. In addition to the established restaurant trade, the business benefits from an attractive beer garden, ample parking, excellent visibility and a welcoming atmosphere which appeals to families, couples, residents and passing trade alike. There is significant opportunity to expand outdoor dining, seasonal events, private functions, celebrations and premium hospitality experiences through focused investment and strong operational leadership. Brown & Blacks offers a rare opportunity to take on an established food-led business with strong foundations, an excellent reputation and genuine scope for future growth. For an ambitious operator with a passion for food, service and hospitality, the pub provides all the ingredients required to further develop a premier dining destination within Perthshire.

ACCOMODATION

Private Accommodation
There is no private accommodation at this site.

Beer Garden | Car Park | Children Play Area | Kitchen | Food Preparation Area | Live Music | Open Fire

FINANCIAL

Weekly Rent: £831.73
Estimated Annual Turnover*: £932,140
Security Deposit: £12,000
Working Capital: £10,000
Stock: £7,000
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

Iain Fisher, Business Development Manager, is seeking an experienced hospitality licensee, either an individual or a couple, to take on Brown & Blacks, an established million-pound business with a loyal customer base, strong trading performance and an excellent reputation. Widely recognised as one of Perthshire's leading village dining venues, Brown & Blacks is highly regarded within the local community and attracts both residents and visitors throughout the year.
The Ideal Applicant Will:

- Have a proven track record of operating a successful quality food-led hospitality business.
- Be passionate about fresh food, exceptional service and creating memorable customer experiences.
- Demonstrate strong leadership skills with the ability to recruit, motivate and develop high-performing teams.
- Possess a sound understanding of stock control, margin management and labour optimisation.
- Be confident in developing destination dining experiences and premium hospitality occasions.
- Have the drive and commercial acumen to build on the business's success and continue growing sales and customer loyalty.

If you have the experience, passion and ambition to build on the success of this well-established business, we'd love to hear from you.


Beer Garden


Car Park



Children Play Area


Kitchen


Food Preparation Area


Live Music


Open Fire

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