

STATION HOTEL, ELGIN

IV30 5UD

ccl

RESIDENTIAL & BUSINESS
PROPERTY SPECIALISTS



STATION HOTEL, BRANDER STREET

ELGIN

IV30 5UD

- A CHARMING AND HIGHLY PROFITABLE MORAYSHIRE HOTEL
- Amazing location on the Moray Firth Coast
- 5 Letting Bedrooms
- Spacious Dining Room
- Very Popular Bar and Beer garden
- Amazing Lifestyle Business Opportunity
- 4 Bedroom Owners Accommodation
- Outstanding Views across Moray Firth and Local Beaches
- High Profits
- Offers Over £249,950

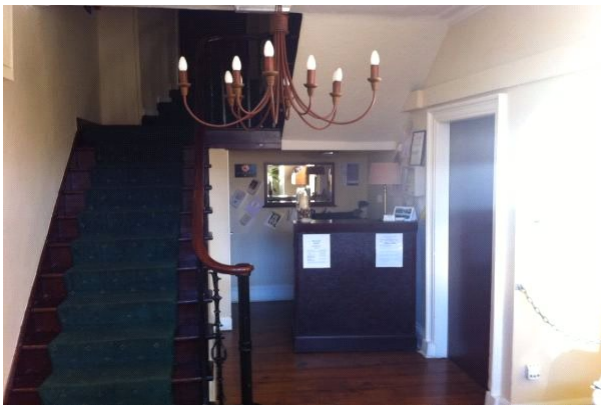
CCL Property are delighted to bring to market the Station Hotel in Burghead with its 5 letting rooms, public bar and restaurant and owners accommodation. Our client has maintained and upgraded the premises to a high standard with all letting rooms recently redecorated. The Station Hotel is one of the few places where guests can sit out and enjoy the amazing coastal views and one of only a few establishments to offer lunches and evening meals. The Hotel also has its own website which provides more details about the hotel itself and local area. <http://stationhotelburghead.co.uk>



Situation

The Station Hotel occupies a prime trading position on the seafront and next to the attractive beach in this delightful residential coastal village, which is built on a peninsula projecting into the Moray Firth. There is ample on-street parking in the vicinity and all amenities are close by. Burghead lies approximately 8 miles north west of Elgin. Elgin is a prosperous market town 65 miles from Aberdeen and 35 miles from Inverness. Moray has a relatively diverse economy with tourism, food processing, hospitality and retail sectors providing major sources of employment. There is also a significant MOD presence. The area is easily accessible with the A96 approximately 5 miles away. As you look over the Firth from the promontory you can see the wide arm of water stretching towards the North Sea and to the West towards Dornoch, Cromarty and Beaulieu Firths, you may be lucky enough to see seals, dolphins or even a minke whale. Burghead has a lot to offer both residents and visitors with its excellent beach, far reaching views, abundance of flora, fauna and bird life, golf, walking, mountain biking, whiskey tasting on the whiskey trail and salmon fishing on the River Spey. There is a large Malting's where the grain used in the production of whisky is prepared, so one might say that this is the real start of the famous 'Whisky Trail', which winds its way through the very heart of Moray.





Property

The stairs from the main hall leads up to the 5 letting bedrooms and guest lounge. On the first floor there are 2 double bedrooms with en suites and a substantial family room with en suite. On the upper floor there are 2 additional rooms, a triple and a twin room. These two rooms benefit from a large and luxurious bathroom on the first floor. All rooms have been tastefully upgraded and have flat screen TV's with satellite. Leading from the main stairs is a door through to the Private Owners Accommodation. This offers the new owners great flexibility in how it is used. Currently there are four large double bedrooms, a large kitchen and dining area. Depending on owners requirement some of these bedrooms would be easily converted to additional letting rooms. The Station Hotel would suit a couple either on their own or with a family. The accommodation is very secure and would be suitable for young children.

Business

Entrance is via the main front door into the spacious reception area. To the left is the main lounge bar, this has been tastefully refurbished by the current owners, there are free standing table and chairs with a number of bar benches. Meals and breakfasts are served here and there is room for 32 covers. The main bar area has a separate entrance with a corridor that leads to the toilets and Public Bar with 2 x sofas, various tables and chairs, plasma TV, pool table, cigarette machine, jukebox, games machine. Both bars are very well equipped.

To the right of the reception area is the main formal dining room. This has 28 covers and is very well presented with deep carpets and warm decor. The kitchen is located to the rear of the dining room. It is a very well equipped modern commercial kitchen which includes 6-burner hob and oven, grill, hot cupboard, 4 microwave ovens, dishwasher, 2 refrigerators, 2 large chest freezers, large upright freezer, 2 small freezers, stainless steel shelving and worktops. There is also a storeroom with shelving to suit and a utility room with 2 chest freezers, ice cream freezer, freezer, 2 washing machines and 2 tumble dryers. The winding main stairs leads up to the owners accommodation and letting rooms.

Offers

All offers, couched in Scottish Legal Terms, should be submitted to the seller's sole agents CCL Property.

Services

The property has mains water, drainage and electricity.

Service Areas

As expected with a hotel the style and size of the Station Hotel, there are extensive service areas including a well-equipped large kitchen with ample surface and preparation areas. There is ample storage, cellars and work areas throughout.

Trading Figures

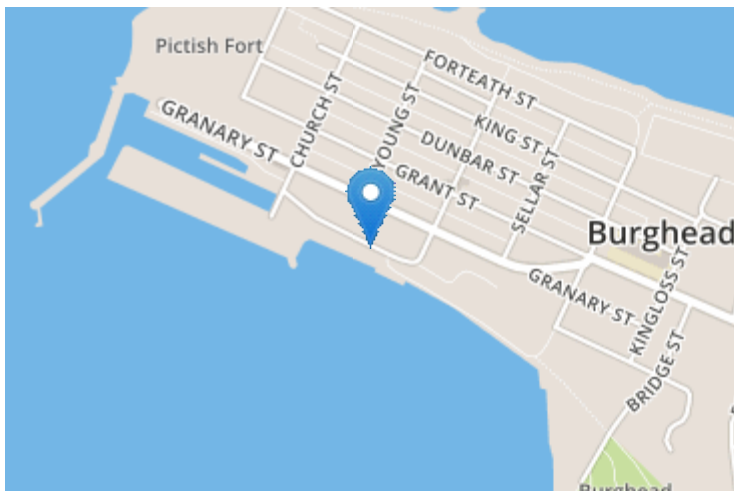
Turnover is in excess of £200,000 and the business has a good mix of income from wet, food and accommodation sales. There is great opportunity to increase turnover. The business trades very profitably and full trading information will be provided after formal viewing has taken place.

Summary

The sale of the station Hotel offers a rare opportunity to purchase a high quality, well presented Morayshire Hotel which is trading extremely successfully but with good potential for expansion of the business. With good schools, amenities and facilities in the area and supreme quality of life the hotel is particularly well suited to a young family wanting a superb work life balance and the opportunity to establish their own great reputation and thriving business. Viewing is highly recommended to truly appreciate the size of the hotel and exceptional value that it offers.

Price

Offers in the region of £249,950 are sought for the heritable property, fixtures, fittings and goodwill of the hotel. Stock in trade will be additional at valuation.



All appointments to view must be made through the vendors sole agents:

CCL property Ltd

Park House Business Centre

South Street

Elgin

IV30 1JB

T:0845 544 1427

F:0845 544 1439

E: www.cclproperty.com

Offers

All offers should be submitted in writing to CCL Property Ltd with whom the purchasers should register their interest if they wish to be advised of a closing date.

Further Information

Should you require any further information on this or any other property please do not hesitate to contact Coralie Pickering

