



Black Bull Inn

50-52 North Street, Inverurie, AB51 4RS

Offers Over £350,000

ccl
PROPERTY



Black Bull Inn

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A short walk from the centre of the affluent and charming market town of Inverurie is the Black Bull Inn. Dating back to the 17th century this substantial property has been tastefully refurbished and upgraded by the current owners to form a modern bar and lounge on the ground floor with substantial games room. On the upper floor there are three letting rooms a dining room along with owners' accommodation. The Black Bull has a number of very successful and competitive Pool and Darts teams which attract a regular following. There is a great opportunity to expand this business and increase revenues and profits.

Inverurie is a town in Aberdeenshire in the north east of Scotland, with easy access available via the A96, a major trunk road linking Aberdeen with Inverness. The town is located 11 miles northwest of Aberdeen airport and 16 miles from the centre of Aberdeen.

The town also benefits from its own train station with regular services provided. The Inn is situated a short distance from the town centre which has an excellent range of shopping facilities and a full range of leisure pursuits both indoor and outdoor are at hand including bowling, swimming, golf, and tennis.

Aberdeen has a well-served airport that offer a variety of daily national and international flights. The railway station connects to the national intercity rail network.







The Business

The Black Bull Inn Bar is well established with a great reputation for providing a traditional pub atmosphere, quality entertainment and great pub sports facilities. This profitable town centre bar maintains a strong regular trade from an enviable customer base of both locals and contractors who frequent the area. Its location and trading position ensures that the business maintains consistently high trading margins from both wet and accommodation sales throughout the year.

Operated with the aid of modest staffing assistance, this is an easily managed and well-run business that enjoys much repeat custom. The establishment maintains a consistent trade with a strong turnover while the property is generally in excellent condition throughout, new owners will be able to commence immediate trading and benefit from a healthy income.

The Black Bull Inn has a number of male and female darts and pool teams that generate substantial and very well supported fixtures and tournaments throughout the year.

Trading hours are currently restricted by choice of the owners with opening time commencing in late afternoon; the licenced hours are much greater.

The rear of the lounge has had services connected to allow for the installation of a commercial kitchen with 3 phase electricity. This would greatly increase the revenue potential for the business.

An external entrance provides access to the first floor where there are three letting rooms and owners' accommodation. These rooms can generate in excess of £35,000 per annum.

Full trading information will be made available after a formal viewing has taken place. The Inn and accommodation trade very successfully and profitably.

The Property

Entrance to the Black Bull is from the main street and into the warm and welcoming traditional bar. To the right is the main bar and serving area. This is furnished with a number of bar stools, a standing area which in turn provides access to the main pool room. To the left is the lounge bar area. It has a variety of free stranding table and chairs. It is spacious, bright, and welcoming. There are a number of television screens throughout that show Sky Sports, which is very popular with the clientele.

The rear of the lounge could be partitioned to





make a commercial kitchen.

At the rear is the large and spacious pool room. Well-lit it contains 2 pool tables and 5 dart boards. There is a small servicing area from the main bar. There is also a rear access to the car park / seating area.

From the rear car park there is an entrance via stairs to the first floor. At the front of the building are 3 letting rooms. These consist of a double and two twin rooms. All benefit from en suite bathrooms and some lovely views across the town and Bennachie hills beyond. There is also a dining room. To the rear of the entrance hall is what would constitute the owner's accommodation. This consists of a kitchen, bathroom, and double bedroom. Currently not used by the owners it could benefit from some internal modernisation.

The property has mains water, electricity, gas, and drainage.

The property is held on the Scottish equivalent of a freehold.

External

The front of the property opens on to the main street. There is ample on street parking nearby.

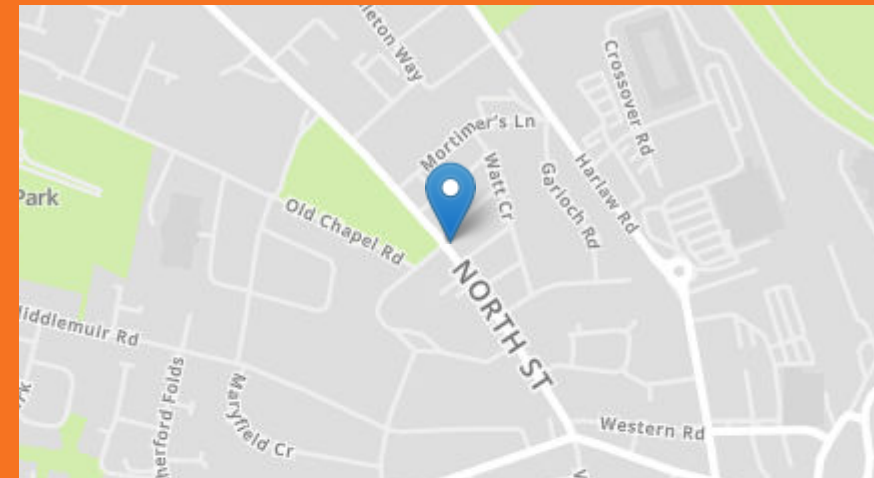
The rear of the property benefits from a private carpark, service area and room for a number of tables and chairs.

Situation

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62 High Street, Elgin

Moray

IV30 1BU

01343 610520

info@cclproperty.com