



# Ugie House Hotel

Church Road

Offers in Region of £500,000

**ccl**  
PROPERTY



# Ugie House Hotel

Keith, AB55 5BR

CCL are delighted to offer the opportunity to purchase the popular Ugie House Hotel. A family run hotel in the ever-popular tourist town of Keith. Offering the warmest of welcomes and great service. Early viewing is strong recommended to truly appreciate the quality of this property and the full business potential it offers.

Ugie House Hotel in Keith, a charming, Scottish, historic town with authentic narrow streets. With a Scottish, historic town with authentic narrow streets. With a history of cattle trade and textile heritage, the town of Keith history of cattle trade and textile heritage, the town of Keith still is a thriving community. The Annual Keith Country Show has still is a thriving community. The Annual Keith Country Show has been going for over 140 years and is one of the most prominent been going for over 140 years and is one of the most prominent events in the Scottish agricultural calendar. Bustling Keith has events in the Scottish agricultural calendar. Bustling Keith has got four distilleries, numerous traditional shops, good got four distilleries, numerous traditional shops, good restaurants, supermarket, hotels and schools. Keith is on the restaurants, supermarket, hotels and schools. Keith is on the A96, main Inverness to Aberdeen route. Both have airports A96, main Inverness to Aberdeen route. Both have airports which offer daily flights to both UK and mainland Europe. Keith which offer daily flights to both UK and mainland Europe. Keith is a central location for servicing the NE of Scotland being is a central location for servicing the NE of Scotland being equidistance from both Inverness and Aberdeen.









### The Business

Ugie House Hotel is a substantial property that has traded as a hotel for several years, the current vendors have owned and operated the business since 2010 purchasing the freehold property in 2016. The property has now been placed on the market due to the current proprietor's impending wish to retire from the tourist trade.

Keith is at the start of Scotland's Malt Whisky Trail, and has three distilleries: Strathmill, Glenkeith and Strathisla distillery, one of the oldest in the Highlands and since 1950 headquarters of Chivas Brothers, producers of Chivas Regal. Within the town's immediate environs there may also be found Auchroisk, Aultmore and Glentauchers. The Keith and Dufftown Railway is an 11-mile heritage railway running to Dufftown.

Two annual events attract tourists to Keith. The first of these, the TMSA Keith Festival, falls on the second weekend of June and celebrates the traditional (and not so traditional) music of the area, providing entertainment in the form of concerts, ceilidhs, competitions and sessions. On the second weekend of August the town hosts the Keith Country Show. The show was founded in 1872 and every year promises days of prize-winning livestock and family fun.

There are 10 letting bedrooms, all of which have en-suite facilities. The letting bedrooms are all located on the first floor of the property. All the bedrooms have been individually furnished and decorated to a high standard.

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

### The Property

The main entrance is from the front which in turn leads into a well-presented reception hallway. The hallway is tastefully decorated and furnished, giving access to all areas private and public.

Set over three and a half levels, the public areas are all located on the ground floor of the property. To the right of the reception, you are welcomed into the bar and restaurant. The bar restaurant benefits from a split-level design, with the upper level being used as the breakfast area for residents.

The lower level extends out to a spacious sunroom. The sunroom restaurant area can accommodate 38-40 persons, with the lounge bar having seating for approximately 40 persons by way of soft seating, along with occasion chairs and tables. The breakfast area can seat circa 20-25 persons. The bar restaurant is well presented and tastefully decorated and furnished.

The function suite is located to the left of the property. Benefiting from its own entrance, the function suite can accommodate 122 seated. The function suite further benefits from having its own bar and facilities. Again, the function suite is well presented with tasteful décor and comes fully equipped with banqueting tables and chairs.



Bert's Bar is accessed from its own entrance directly off the front car park, or via the reception hallway from the hotel, down a set of stairs. The bar has recently been added to the property and has been a profitable and popular addition to the business. The bar is of modern design, with a large central bar, 4 large booths along with several wooden tables and contemporary chairs. The bar further benefits from a large screen TV, Pool table and DJ booth. Bert bar has a 170-person capacity.

### External

The main entrance is off Church Road, this in turn leads to a large car park for approximately 15+ cars. The car park gives way to the front door and reception of the main hotel. To the right of the hotel, you will find the entrance to 'Bert's Bar'.

The function suite is accessed from the front of the property via its own private entrance. Also, to the front, you will find a large, slabbed terrace seating area. The terrace can be utilized by the function suite, or from the sunroom to the front of the bar/restaurant.

### Situation

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