

North Street, Inverurie, Aberdeenshire, AB51 4RS

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North Street Inverurie Aberdeenshire AB51 4RS

Traditional and Sports Bar
Fully Licenced
Central Trading Location
Growth & Development Potential
Tastefully Upgraded & Refurbished
Owner's Accommodation
3 Letting Rooms

Summary

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.

Situation

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 at 50-52 North Street, Inverurie, is a well-established and profitable business that combines the appeal of a traditional town centre pub with the added benefit of guest accommodation. The property, dating back to the 17th century, has been tastefully refurbished to provide a modern bar and lounge area on the ground floor, complemented by a substantial games room that supports a vibrant local scene, particularly through its highly competitive pool and darts teams, which attract a loyal and regular customer base from both local residents and contractors working in the area. Upstairs, the inn offers three en suite letting rooms—two twins and one double—alongside a dining room and separate owner’s accommodation, making it suitable for both hands-on owner-operators and investors seeking a managed asset.

The business is fully licensed and benefits from a central trading location in the affluent market town of Inverurie, which enjoys excellent transport links via the A96 and regular train services, further enhancing its appeal to both leisure and business travellers. The bar is Cask Marque accredited, offering a selection of local ales and an extensive whisky collection, and provides regular entertainment, including live music and televised sports, ensuring steady footfall throughout the week. With a sale price of £350,000, the Black Bull Inn presents a compelling opportunity for new buyers: the current operation is profitable with a strong regular trade, but there remains significant potential for growth, particularly through further development of the letting accommodation, enhanced food offerings, or expanded marketing to capture more of the tourist and contractor market. The business has been upgraded and maintained to a high standard, reducing the need for immediate capital expenditure, and its combination of hospitality, accommodation, and entertainment streams offers a diversified income, making it an attractive proposition for those seeking a turnkey operation with room for expansion in a thriving Aberdeenshire community.

Property

The Black Bull Inn in Inverurie is a characterful property that blends the charm of a traditional Scottish inn with the comfort and practicality of modern guest accommodation. The building, centrally located at 50-52 North Street, features a ground floor dedicated to its lively bar and lounge, which is Cask Marque accredited and offers a wide selection of local ales and whiskies, as well as regular entertainment such as live music, televised sports, and pub games including pool and darts. Upstairs, the inn provides three well-appointed en suite guest rooms—two twins and one double—each equipped with complimentary toiletries, tea and coffee making facilities, and flatscreen televisions, ensuring a comfortable stay for guests whether travelling for business or leisure. The upper floor also boasts a bright dining room where guests are served a freshly prepared breakfast, with options ranging from a full Scottish to vegetarian and lighter choices, and the flexibility to provide packed lunches for early departures.

The property further benefits from free high-speed WiFi throughout, free parking for guests, and a separate entrance to the accommodation, allowing for privacy and convenience. Owners’ accommodation is also included on the upper floor, making the inn suitable for live-in proprietors or managers. The public areas are complemented by a games room and multiple TV screens, creating a welcoming environment for both locals and visitors. The inn is non-smoking throughout and offers additional amenities such as ironing services, a shared lounge/TV area, and an on-site ATM. The overall layout and facilities of the Black Bull Inn provide an attractive proposition for guests seeking comfort and entertainment, while also offering operational flexibility and convenience for owners or investors looking to capitalise on its established reputation and central location within Inverurie.

External

The Black Bull Inn enjoys a prime location that is highly advantageous for tourists and travellers seeking both convenience and access to the best of Aberdeenshire. Just a short stroll from the vibrant town centre, guests are within easy reach of a diverse array of restaurants, including well-reviewed establishments such as Fennel, Rajpoot, and Asian Kitchen, all less than a ten-minute walk away. The inn is ideally placed for exploring local attractions, with the Garioch Heritage Centre, Formartine and Buchan Way hiking trail, and art galleries all within a few minutes’ walk, while historical sites such as the East Aquhorthies Stone Circle and Balquhain Castle are a short drive from the property. For those with a passion for sport, Harlaw Park and Inverurie Golf Club are nearby, offering further leisure opportunities.

Transport links are excellent, with Inverurie’s train station providing regular services to Aberdeen and beyond, and the A96 trunk road connecting the town to both Aberdeen and Inverness, making the inn easily accessible by car or public transport. Aberdeen Dyce Airport is just 9 miles away, offering national and international flights and making the Black Bull Inn a convenient base for both leisure and business travellers arriving from afar. The surrounding area is known for its picturesque countryside, with the Cairngorms National Park less than an hour’s drive, offering endless opportunities for outdoor pursuits. This combination of central positioning, proximity to key attractions, and robust transport infrastructure ensures that the Black Bull Inn is exceptionally well placed to appeal to tourists seeking to explore the rich heritage and natural beauty of north-east Scotland.





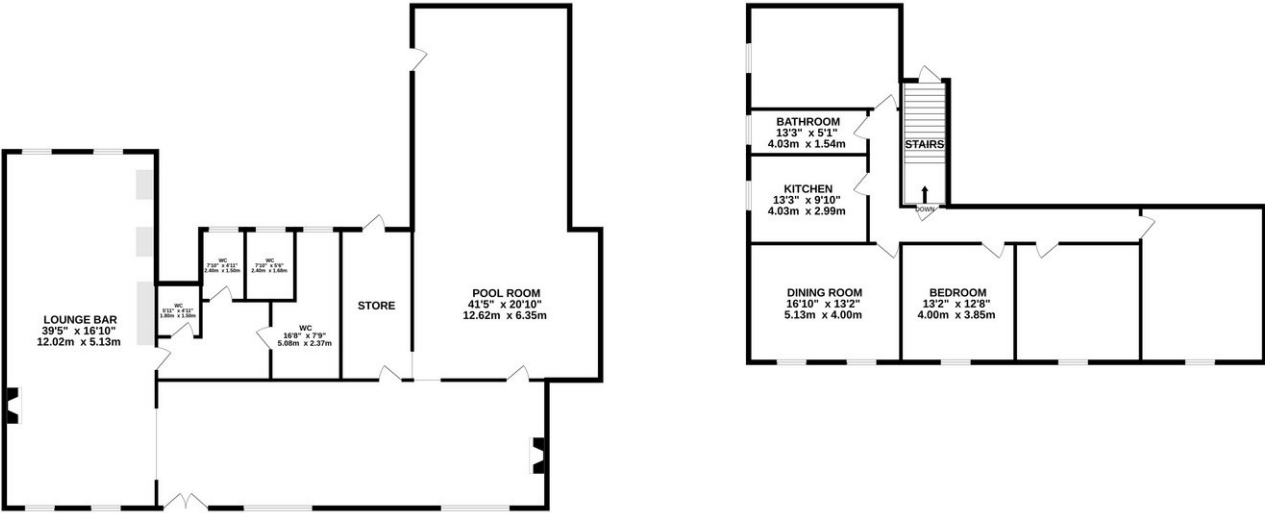




Tenure
Scottish Equivalent of Freehold

Trading Information

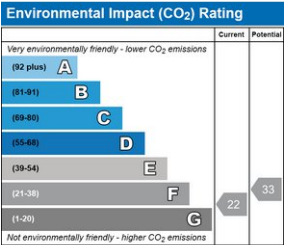
Trading information will be released
once a formal viewing has taken place



BLACK BULL INN, INVERURIE

TOTAL FLOOR AREA : 3915 sq.ft. (363.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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