



The Braemou Inn, 1 Cooper Street, Hopeman, Moray

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1 Cooper Street Hopeman Moray IV30 5SD

- Fully Licensed Public Bar
- Fantastic location
- Strong Customer Base
- Large Beer Garden
- 1 Bedroom Self Catering Apartment
- Three Bedroom Owner's Accommodation

Summary

Nestled in the heart of the picturesque coastal village of Hopeman, the Braemou Inn offers an outstanding opportunity to own a successful hospitality business in one of Scotland's most sought-after seaside locations. Known as the "Riviera of the North," Hopeman is famous for its sandy beaches, stunning cliffs, rich wildlife, and the Moray Coastal Trail. It is a popular destination for walkers, cyclists, dog lovers, and holidaymakers, blending natural beauty with a peaceful lifestyle and strong year-round visitor appeal.

Situation

The Braemou Inn enjoys a prime location near the village center, surrounded by local shops and essential amenities within walking distance. Hopeman provides excellent educational facilities, including a well-attended primary school, with secondary schooling available just a few miles away in Lossiemouth and Elgin. The village benefits from strong transport connections, including regular bus services to nearby towns, and train stations at Elgin and Forres accessible within a 10-minute drive. Inverness, with its international airport and rail hub, is only 40 minutes by car, making the area highly accessible for both residents and visitors.





The Business

Operating successfully on a daily basis, the Braemou Inn has established itself as a vibrant focal point for both the local community and tourists. The business incorporates a popular public house, a leased restaurant, and a large beer garden, supporting a wide range of revenue opportunities. The public bar is well stocked and welcoming, offering a selection of beers, wines, and spirits alongside entertainment options such as a pool table, darts, bandit machines, a jukebox, TV screens, and a flexible live music area. Comfortable seating and a wood-burning stove provide a cozy atmosphere, complemented by modern, accessible toilet facilities. The bar serves as a social hub for residents, visitors from the nearby caravan park, and supports local groups including the village darts team and Hopeman Football Club.

The attached restaurant operates under a lease agreement, ensuring a steady rental income. It boasts a fully fitted kitchen and is accessed separately via a door from the bar, creating an intimate atmosphere with themed décor inspired by the surrounding area. The restaurant is open Wednesday through Sunday, offering lunches, evening meals, Sunday roasts, teas, coffees, and takeaway options. Outdoor dining and drinking are available in the summer months in the beer garden, which is also dog-friendly, enhancing its appeal to a wide customer base.

This well-rounded business model combines consistent income streams from both the public bar and leased restaurant, alongside event-driven trade in peak seasons, making the Braemou Inn a stable and profitable enterprise.



Property

The property includes a self-contained one-bedroom apartment set adjacent to the main building at the edge of the beer garden. This accommodation comprises a comfortable sitting room, fully fitted kitchen, spacious shower room, and a double bedroom with fitted wardrobes. Additional features include a floored attic space and telephone connections. Currently used as private residential accommodation, the apartment holds excellent potential for conversion into either a long- or short-term holiday let, providing an attractive supplementary income source.

Above the public bar and restaurant, the main building contains spacious three-bedroom owner's accommodation. This area features a comfortable sitting room, fully equipped kitchen, bathroom with shower, laundry room, and a small office. Designed for private use, it offers generous living space but could be converted into guest letting rooms or an Airbnb property, increasing income possibilities. The flexible layout and size make it well suited for both residential and commercial use, enhancing the overall value of the property.



External

The external amenities include a large beer garden, a key village gathering spot used extensively by locals and visitors alike. It seats over 100 guests and is particularly popular with walkers on the Moray Coastal Trail. The beer garden includes an outdoor beer cellar with a store room, ideal for keg cooling in winter and equipped with full air conditioning for warmer months, ensuring year-round service and comfort.









Tenure
Scottish Equivalent of Freehold

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



All appointments to view this or any of our other properties must be made through the vendors sole agents.

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.