



Smiddyhill Road, Fraserburgh, Fraserburgh, Aberdeenshire

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# Smiddyhill Road Fraserburgh Aberdeenshire

- Excellent reviews
- Fully licensed
- Secure parking
- Large public bar
- 50 Cover Restaurant
- 8 en-suite letting rooms
- Investment opportunity
- Function suite

## Summary

Occupying a prominent position on the outskirts of Fraserburgh, Findlay's is ideally positioned for passing trade and serving the local community. It is well known locally, has a great reputation, and is very well supported by the local community and visitors to the area. The sale of Findlay's is a great opportunity for someone either seeking a solid investment or looking to acquire a business with great potential that could be run as owner occupier once the lease expires.

## Situation

Findlay's is located on Smiddyhill Road on the outskirts of Fraserburgh and is ideally placed for tourists exploring the North East of Scotland or business travellers working in the local area. The towns of Peterhead, Banff and Turriff are a short distance away. Aberdeen is the closest major city approximately 38 miles away. Known as the capital of the North Sea oil and gas industry it has a busy international airport with a great range of daily flights and shuttle services to London Heathrow.







## The Business

Findlay's Hotel & Restaurant operates as a restaurant with Rooms on the edge of Fraserburgh. It is currently leased with an annual rent of £36,000 per annum. There is approximately 2 years remaining on the lease.

The bar and restaurant are incredibly popular and well supported by the local community. There is a shortage of hotel rooms available in the town and area and therefore the rooms are very popular with tourists and business people.

The business may be available by separate negotiation.



## Property

Findlay's is a substantial single story modern brick building. Entrance is from the car park and into the main reception area. To the right hand side is the spacious function room and private dining room. To the left is the dining area and conservatory overlooking the front of the property. In total there is room for approximately 50 covers. There is a well equipped bar and servery. To the rear of the public rooms is the main service area which includes a spacious and well laid out commercial kitchen, walk in fridge, laundry, beer cellar and staff facilities.

The public bar has a separate entrance from the main car park. It is very spacious with a long and well equipped bar. The room is set out with a variety of free standing tables and chairs. There is a pool table and darts board.

The letting rooms are situated at the rear of the property. In total there are 8 en-suite letting rooms. These comprise of 3 twin rooms, 2 double rooms, a family room, single room and a double room with disabled access.

The rooms can be accessed during working hours from the main reception and out of hours from their own private entrance.



## External

The hotel is accessed via a private entrance from Smiddyhill Road and the large guest car park is located at the front of the property.











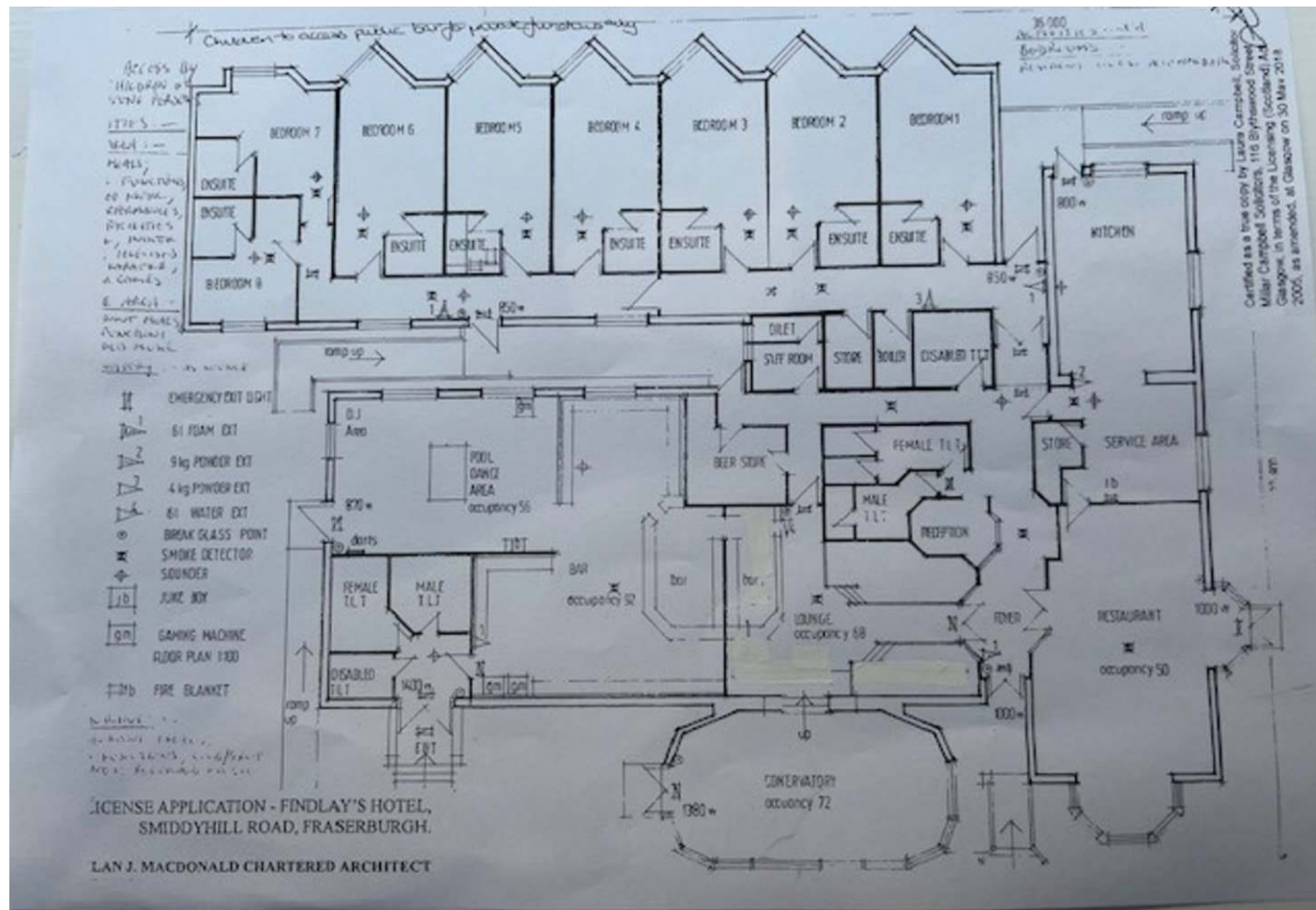




**Tenure**  
Scottish Equivalent of Freehold

**Trading Information**

Trading information will be released  
after 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.