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This property listing presents a commercial and residential opportunity in the coastal village of Hopeman, Moray. The establishment comprises a well-established bar, a self-catering cottage, and owner's accommodation, all situated in a prime location near the beach and local amenities.

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



T: 01343 610520



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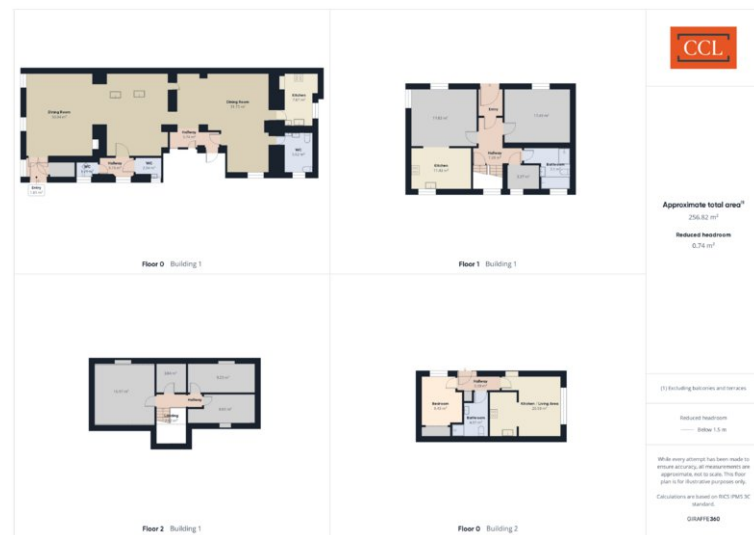
The Braemou Inn, 1 Cooper Street, Hopeman,
Moray, IV30 5SD

£325,000 Freehold

The bar, which occupies the lower ground floor, maintains a strong regular trade and offers potential for growth. It features a recently developed outdoor beer garden and catering unit, multiple televisions with sports subscriptions, a pool table, and can accommodate up to 98 patrons.

The self-catering unit, located at the rear of the property, consists of a one-bedroom apartment with an open plan kitchen/living area, generating consistent income from holiday lets. The owner's residence, spread across the ground and first floors, includes three bedrooms, an office/study, and modern amenities. Built in the mid-1800s, the property is of stone construction with a slate roof, while the bar extension features a sheet-metal profile roof.

Hopeman offers a range of local services including shops, a post office, hotel, pub, primary school, and an 18-hole golf course. The town of Elgin, 7 miles away, provides additional amenities including retail, educational, and transport facilities. The property's location also allows convenient access to the cities of Inverness and Aberdeen. This sale represents an opportunity to acquire a profitable, well-maintained business with residential components in a desirable coastal setting.



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62 High Street, Elgin, Moray, IV30 1BU

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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 the services, appliances and things 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.