

ccl

RESIDENTIAL & BUSINESS
PROPERTY SPECIALISTS



Alexandra Hotel

12 Bridge Square
Ballater
AB35 5QF

- 5 En-Suite Letting Rooms
- Popular Restaurant
- Public Bar
- Walk in Condition
- Located in Royal Deeside
- CAMRA Recommended Pub
- 3 Bed Owners' Accommodation
- Freehold

CCL are delighted to offer the opportunity to purchase the charming Alexandra Hotel. A family run hotel in the ever-popular tourist town Ballater in Royal Deeside in the Cairngorm National Park. Offering the warmest of welcomes and great service this charming hotel and Ballater is often frequented by members of the Royal Family when staying at nearby Balmoral. Early viewing is strongly recommended to truly appreciate the quality of this property and the full business potential it offers.

Situation

The Victorian village of Ballater sits in the heart of Royal Deeside, Scotland at the eastern gateway to the Cairngorms National Park, making it one of Scotland's most scenic visitor spots. Visitors to this picturesque Victorian village can enjoy a range of accommodation, cosy cafes, quality restaurants, excellent shopping, and great links to outdoor adventure, including hiking, climbing, and skiing. Golf can be played in the beautiful surroundings of the 18-hole Ballater golf club and fishing is available, with appropriate permits on the river Dee. There are many castles located close to Ballater, the most famous being Balmoral Castle, the official summer residence of The Royal Family, described by Queen Victoria as 'my dear paradise in the Highlands'. Aberdeen is 42 miles away and has excellent intercity rail links. Aberdeen airport is 38 miles away and has an excellent range of daily national and international flights.



The sale of the Alexandra Hotel is a truly unique opportunity to acquire a substantial and traditional Highland Hotel in the heart of Royal Deeside and the Cairngorm National Park. This stunning turnkey business is highly profitable and easily managed and represents a wonderful opportunity to acquire a unique lifestyle opportunity. The hotel has a great reputation among visitors and tourists to the area, locals and of course members of the Royal Family that drop in while staying at nearby Balmoral.

Business

The Alexandra Hotel is a substantial property that has traded as a hotel for many years, the current vendors have owned and operated the business since 2008. The hotel provides hearty meals, refreshing ales, good whisky and comfortable accommodation for locals and visitors to the Scottish Highlands alike. It has been recommended by the Campaign for Real Ale (CAMRA) for over 10 years. The property has now been placed on the market due to the current proprietor's impending wish to retire from the hospitality trade.

The business is open throughout the year with peak trading from Easter through to the end of October. The bar and restaurant are open to both residents and nonresidents. There is a healthy split of income across accommodation, food, and wet sales.

There are 5 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. Room rates range between £60 and £100 in the low season and rising to £120 in high season.

There is also a beer garden at the rear of the property that is incredibly popular during the summer months.

There are opportunities to expand the business to include increasing opening hours for nonresidents, offering a takeaway service and outside catering.

Property

The Alexandra Hotel is a traditionally built Victorian Hotel that has been extended and renovated over the years. It boasts many original features and is presented in immaculate condition throughout.

Entrance to the hotel is from Bridge Square where guests and customers enter a long reception hall. To the right is an immaculate and well-presented dining room that can cater for 35 people. It has been recently refurbished. To the left is the substantial lounge bar. This is exceptionally popular with both tourists and locals. Exuding a modern Scottish theme, it is furnished

with a variety of free-standing tables and chairs and a long solid wooden bar which exceptionally well stocked. Also located on the ground floor is the well-equipped commercial kitchen, male and female toilets, and ample service areas.

A stair from the main hall leads to the first floor where there are 5 letting rooms. All rooms benefit from ensuite bathrooms, and each is individually decorated. They all have free view televisions, hospitality trays, hairdryers, and Wi-Fi. Three rooms overlook the square and there are two rooms with a rear outlook.

A stair leads from the first-floor landing to the owner's accommodation on the second floor. This consists of 3 bedrooms and a lounge.

External

The main entrance is from Bridge Square and there is ample on street parking close by. There is some seating

at the front of the property and a more substantial beer garden to the rear of the property. The lounge bar has its own access.

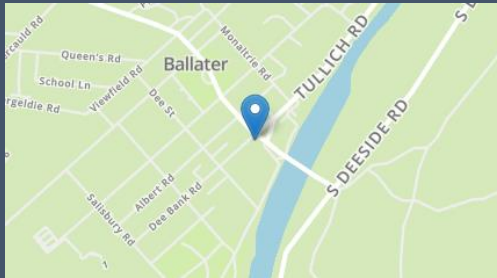
Trading Figures

The business is long established and trades very profitably in its current format. Turnover is typically in excess of £250,000 with a Gross Profit Margin in the region of 62%.









Tenure

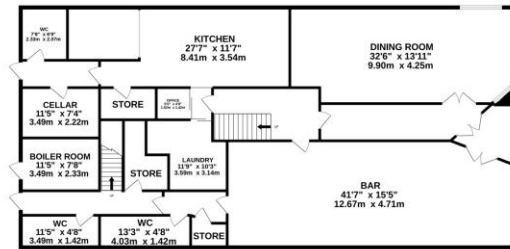
The property is held on the Scottish equivalent of a Freehold.

Price

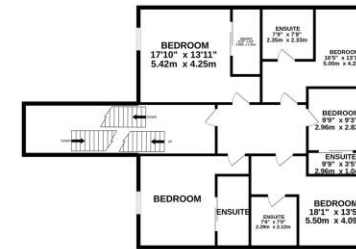
Offers in region of £490,000 are sought for the heritable property. The fixtures, fittings, and furniture (excluding items of a personal nature) are included in the sale.

OFFERS IN REGION
OF
£490,000

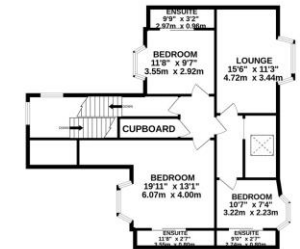
GROUND FLOOR
2486 sq.ft. (231.0 sq.m.) approx.



1ST FLOOR
1314 sq.ft. (122.1 sq.m.) approx.



2ND FLOOR
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA : 4701 sq.ft. (436.8 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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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 the 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 submitted in writing to CLL Property Ltd with whom the purchasers should register their interest if they wish to be advised of a closing date.
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