



Old Mill Inn, 7 Brodie, Forres, Morayshire

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Old Mill Inn

7 Brodie

Forres, Moray

Prominent A96 location
Popular restaurant with rooms
60-cover Hearth Restaurant
Strong seasonal trade
Extensive owners' accommodation
Large car park and garden

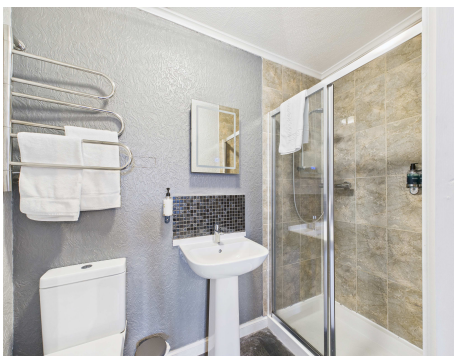
The Old Mill Inn, Brodie, is a characterful roadside inn combining a thriving restaurant with quality letting accommodation close to Forres on the A96. The Hearth Restaurant offers around 60 covers, centred around a welcoming bar and wood-burning stove, supported by a large, well-equipped commercial kitchen. Letting accommodation comprises a ground floor en-suite room, six first-floor en-suite doubles and extensive upper-floor owners' /staff accommodation with clear scope for further conversion. Strong seasonal demand, particularly from May to October and in December, delivers high occupancy and good room rates, supported by ample parking, lawned grounds and an attractive beer garden.





The Old Mill Inn occupies a prominent position close to the attractive market town of Forres, ideally situated on the A96, the main arterial route between Inverness and Aberdeen. This excellent roadside location ensures outstanding visibility and accessibility, drawing both local trade and the steady flow of tourists travelling along the north-east corridor of Scotland.

Forres, less than 3 miles away, provides a comprehensive range of amenities including supermarkets, local shops, banks, healthcare, and recreational facilities. The town offers well-regarded primary and secondary schooling and benefits from regular public transport, including rail connections on the Inverness to Aberdeen line. The surrounding area is rich in natural beauty and historic landmarks such as Brodie Castle, and the nearby Moray Coast is a renowned visitor destination famed for its beaches and wildlife.



The Old Mill Inn is a charming and spacious property that exudes character, combining traditional architecture with a welcoming atmosphere. The Hearth Restaurant, which comfortably seats up to 60 covers, is accessed directly from the main car park and forms the heart of the business. It features a central bar, wood-burning stove, and an abundance of original features, creating a cosy and inviting dining environment. Supporting facilities include male and female WCs and a large, well-equipped commercial kitchen, capable of handling high service volumes.

From the restaurant, a door leads through to the lobby and guest accommodation. The guest rooms can also be accessed via a separate front entrance leading into a reception area, which adjoins a disabled WC with baby changing area. On the ground floor there is one en-suite double letting room and another room not currently in use, suitable for conversion to create an additional letting unit.



A staircase leads to the first floor, which comprises six comfortable double en-suite bedrooms, each individually presented and tastefully furnished. The top floor, currently unused, previously served as owner's or staff accommodation, including two bedrooms (one en-suite) and a private bathroom. The property also benefits from a substantial owner's flat with four bedrooms, two of which are en-suite, offering spacious private living space or potential for conversion into further guest rooms.

The Old Mill Inn operates as a successful restaurant with letting rooms, trading Tuesday to Sunday and closed Mondays. The restaurant serves lunch and dinner Tuesday to Friday (12–2 pm and 5–9 pm) and offers all-day service Saturday and Sunday (12–9 pm).

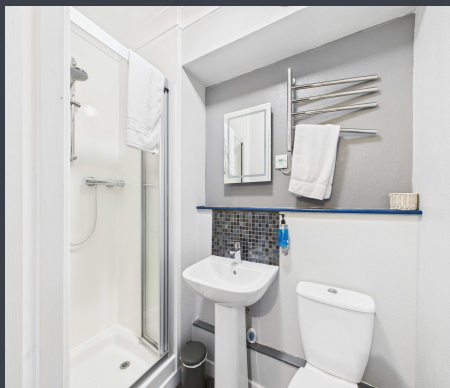
The business enjoys strong seasonal demand, with peak trading between May and October, and a further uplift in December. Summer occupancy levels typically reach 90–100%, while winter averages between 10–20%. Guest room rates range from £120 per night during the summer season to £60 per night in winter. The operation is managed by the owners with the support of three full-time and three part-time employees, providing an excellent platform for new proprietors to build upon an already well-established trade.

The property is accessed via a shared driveway from the A96, leading into a large car park which is shared with the neighbouring caravan park, providing generous parking provision for guests and restaurant patrons. The grounds include an attractive lawned area and a beer garden, offering an appealing outdoor setting for dining and events. In addition, there are two sheds and a storage container included within the property, providing valuable supplementary storage space.









Tenure

Leasehold. £40,000 per annum

Services

The property has mains water and electricity. Oil CH. Drainage to septic tank.

Cooking by LPG.

Trading Information

The Old Mil Inn has recently been purchased as an investment and limited financial information is available.

No historic accounts are available.



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.