



The Braemou Inn

Cooper Street, Hopeman

Offers Over £325,000





The Braemou Inn

Hopeman, Elgin, IV30 5SD

The original building dates back to mid-1800s and has a prominent position within the village. The business benefits from an easy-to-operate bar and excellent facilities throughout. The trading aspects have two distinct areas; a games area with pool table and darts lane to one end and soft furnishings to the other. Throughout there are TVs showing Sky and BT sports channels which prove popular on big games nights. With a self catering apartment the Braemou Inn has been extensively upgraded by the current owners.





The Business

The bar maintains a strong regular trade from an enviable customer base of locals, giving an excellent return to the owner. The business is easily managed by owners / operators and is a well run business that enjoys much repeat custom. The establishment maintains a consistent trade with a strong turnover while the property is in immaculate condition throughout, new owners will be able to commence immediate trading and benefit from a healthy income with potential for future growth.

With the recent development of a large outdoor beer garden and outdoor catering unit this is a great additional revenue stream for the business. Additional income is received from the pool table and juke box. The bar benefits from TVs throughout with Sky Sports and BT Sports Subscriptions, attracting locals to the pub to watch the multitude of sporting events throughout the year.

This sale presents an excellent opportunity for new owners to commence with immediate trading of a profitable and well-run business while establishing their own reputation.

The Property

The building dates from the mid-1800s and is of stone construction under slate roof. The bar extension has a sheet-metal profile roof. The property is set over 3 floors; the bar is set to a lower ground floor and the owner's house is on the ground and first floor. The self-catering cottage is set to the rear of the subjects.

The trading elements of the Inn are situated to the lower ground floor and are accessed from a door off the main car park and beer garden. The bar is presented to a good standard and is supported by an attractive bar servery which is well-stocked. The bar has a games area and an area set to soft furnishings. This pleasant trading space has a mix of fixed and free-standing furnishings which can comfortably accommodate up to 98 customers and benefits from a juke box, gaming machine and 4 TVs, plus an additional outdoor TV. Within the bar is a pool table and a darts lane. The bar benefits from a multi-fuel stove plus quality bathrooms for both ladies and gents. Off the bar is a compact but modern fitted kitchen which is used to prepare food for the pub teams and ad hoc events. The kitchen could produce a limited range of catering should new owners wish to provide an extended provision. The cellar is situated to the rear of the subjects.

A comfortable and spacious 1-bedroom self-contained unit is situated to the rear of the subjects. This smart and attractive unit comprises an open plan fitted kitchen/ lounge/ dining area. There is a shower room and a double bedroom. The self-catering unit is well laid out and generates a solid income from holiday lets. Within the self-contained unit is a garage.

The owner's house extends to 3 bedrooms plus a further office / study. The house has

a private access from the main footpath which leads into a spacious hallway which, in turn, provides access to the lounge (leading to the kitchen dining room), the master bedroom and the family bathroom. Two bedrooms are on the first floor, as is the office study. The house is presented in excellent order and to a high standard of décor. The kitchen is modern with both floor and wall mounted units. There is a large utility room.

The property has mains water, drainage, electricity.

The property is held on the Scottish equivalent of Freehold.

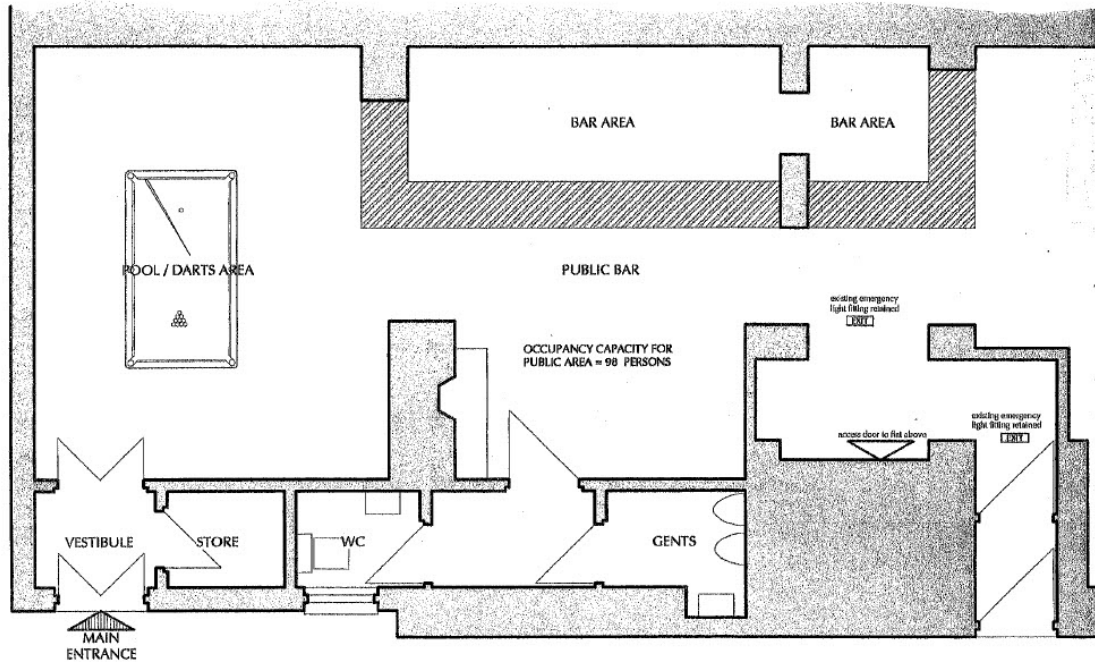
Offers are sought for the freehold of the property, fixtures, fittings, and goodwill. Stock in trade will be additional at valuation.

External

The business has a spacious and attractive beer garden with 3 bench tables. To the rear of the aspects there is a fenced area where the oil tank is situated plus a garden shed. The beer cellar and a garage can be accessed from the beer garden. There is a tarmac car parking area for about 8 cars.

Situation

The property is situated in an ideal position, within easy reach of the beach and all local amenities. Hopeman features a number of local amenities offering a selection of shops, post office, hotel, pub and a primary school. Also, a lovely 18 hole golf course. The traditional and thriving market town of Elgin, 7 miles from Hopeman is regarded as the commercial and administrative capital of Moray and is home to a greater array of amenities. Elgin is home to the Moray College UHI, two secondary schools and further benefits from a number of retail, sport, leisure and transport facilities. Elgin is extremely well served through various established transport links including its railway station and main bus terminus. The larger cities of Inverness and Aberdeen are both within easy distance. Inverness can be reached in around 45 minutes whilst Aberdeen can be reached in an hour and a half. Both locations offer a large range of services and both benefit from airports.



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