



Commercial Road

Insch, AB52 6JN

Offers in the region of £525,000





Commercial Road

Insch, AB52 6JN

CCL are delighted to offer an opportunity to purchase a popular hotel with 6 En-Suite letting rooms in the tranquil village of Insch. The Station Hotel, popular with locals and residents, has been completely refurbished to a very high standard throughout. Early viewing is strongly recommended to truly appreciate the quality this property has to offer and the full business potential.

This property is situated in Insch, a small and idyllic village with a population of approximately 3,000 people. The village has great transport links due to its proximity to the A96 trunk route, as well as having train routes between Aberdeen and Inverness and bus routes to local towns such as Huntly, Inverurie or Aberdeen. The village has a wide range of local amenities, such as grocery shops, a post office, a hospital, nurseries and schools, a library and an 18-hole golf course.









The Business

The Station Hotel is a very popular family run hotel opposite Inch Station. It has been completely refurbished by the current owners to the highest of standards. The hotel is currently run by the owners to suit their lifestyle. With 6 modern and individually furnished ensuite letting rooms the hotel also benefits from a licensed 40 cover restaurant / bistro, a 20 seat residents lounge and an immaculate fully equipped commercial kitchen.

The hotel is licensed from 1200 to 2200 Sunday through to Wednesday and to midnight from Thursday to Saturday. Currently the bar and restaurant are open only to residents and for private hire bookings. There is therefore great potential to expand the operation and increase revenues by opening to non-residents.

Room rates vary between £108 and £115 with a £50 extra child space charge. Most guests are visiting contractors for business, tourists exploring the area, guests attending nearby wedding venues and local families. Inch is a booming village and adjacent to the hotel a new 50-house development is under construction. There is also a Co-op supermarket distribution centre being built a short distance away.

The business is currently run by the owners with one part-time member of staff. There are opportunities to expand the business to include increasing opening hours for non-residents, offering a takeaway service and outside catering.

The Property

The property has been completely refurbished by the current owners to form a warm and welcoming modern boutique hotel that has been furnished to the highest of standards.

Entrance is via the car park and into the spacious front hall. To the right is the spacious 40 cover 'Platform 3' restaurant and bar. This is a bright and welcoming room with underfloor heating and direct access to the car park.

On the opposite side of the hall is the large and well-equipped commercial kitchen. All equipment is exceptionally well maintained and in immaculate condition.

A stair from the hall leads to a half landing and then the first floor. At the rear of the property there are 2 double ensuite bedrooms and public toilets. From the half landing the stairs continue to the first floor where there are 2 double bedrooms and the guest lounge which is currently utilized as the guest breakfast room. From the landing the stairs lead to the 2nd floor where there are 2 further ensuite bedrooms.

At the rear of the property, on the 2nd floor, there is an office and staff changing room. This could be utilized for owners' accommodation if required.

The property has been immaculately refurbished and benefits from underfloor

heating, dual equalizing water pumps, water storage tank and beer cellar.

Most of the income is currently generated from accommodation sales. Full trading figures will be released after formal viewing has taken place.

This property has access to mains electricity, water, and drainage. Underfloor and electric heating.

This property is held on the Scottish equivalent of a freehold.

Attractive hotel, situated in a quiet and traditional village, with well-appointed letting rooms and spacious eatery. This is an opportunity for anyone looking to acquire a successful business popular with both residents and locals. New owners will be able to commence immediate trading with the opportunity to dramatically increase revenues.

Offers over £525,000 are sought for the heritable property, fixtures, and fittings.

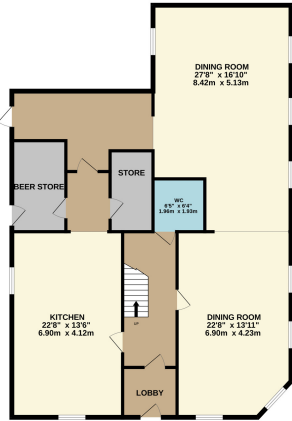
External

The hotel is situated directly opposite Inch railway station. Immediately outside the front door there is outdoor seating and a large enclosed communal car park. The property is in a mainly residential area and adjacent to a new 50-house development.

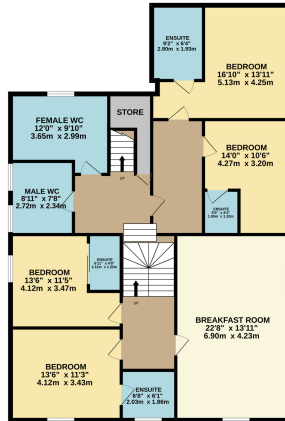
Situation

This property is situated in Inch, a small and idyllic village with a population of approximately 3,000 people. The village has great transport links due to its proximity to the A96 trunk route, as well as having train routes between Aberdeen and Inverness and bus routes to local towns such as Huntly, Inverurie or Aberdeen. The village has a wide range of local amenities, such as grocery shops, a post office, a hospital, nurseries and schools, a library and an 18-hole golf course.

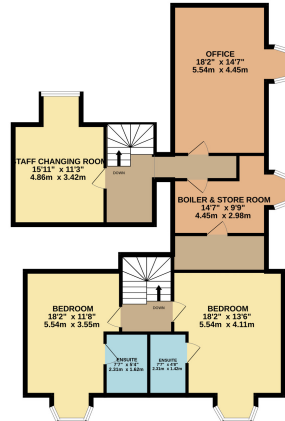
GROUND FLOOR
1523 sq.ft. (141.5 sq.m.) approx.



1ST FLOOR
1536 sq.ft. (142.7 sq.m.) approx.



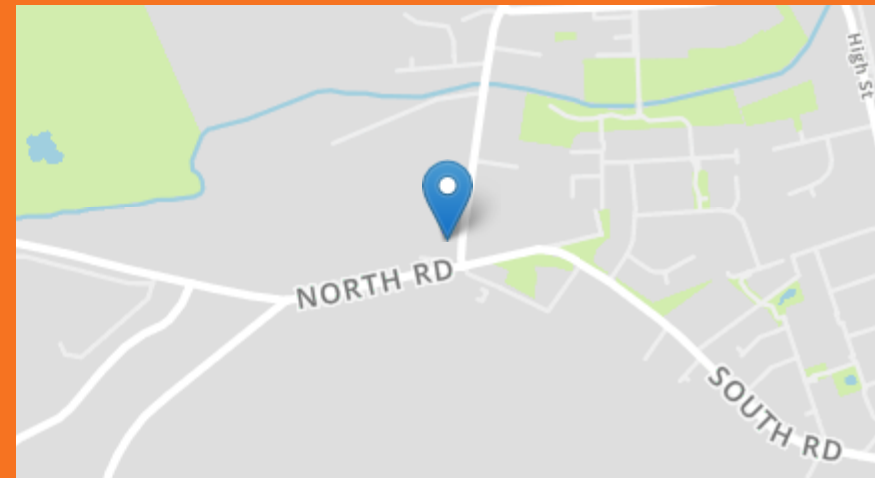
2ND FLOOR
1146 sq.ft. (106.5 sq.m.) approx.



THE STATION HOTEL, COMMERCIAL ROAD, INSCH, AB52 6JN

TOTAL FLOOR AREA: 4205 sq.ft. (390.6 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.
Made with Metropix 5.0.0.2



62 High Street, Elgin

Moray

IV30 1BU

01343 610520

info@cclproperty.com