



Brucklay Arms

New Deer, Turriff, AB53 6SY

Offers Over £199,000

ccl
PROPERTY



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CCL is delighted to offer for sale The Brucklay Arms, an exceptionally popular restaurant and bar in the heart of the charming Aberdeenshire village of New Deer. The property has been fully refurbished by the current owners who purchased the property 6 years ago. The tastefully decorated restaurant has 70 covers and there is also an opportunity extend.

The Brucklay Arms is located on the main street on New Deer, a rural village 25 miles North of Aberdeen. The attractive village maintains much of its historical charm while incorporating amenities such as a grocery store, doctor's surgery, pharmacy, post office and hairdressers. The village itself has 3 pubs, The Brucklay Arms being one, meaning that competition is slim. Primary education is carried out at New Deer Primary School with secondary education located 8 miles away at Mintlaw Academy.

Further amenities can be found in surrounding towns and villages including Turrif (12 miles West) and Ellon (15 miles South). Strong bus links makes it easy to get around the Aberdeenshire area. The City of Aberdeen provides greater amenities including schooling, universities, sports and recreational activities, hospitals and much more. There are excellent bus and rail links other Scottish destinations and beyond, as well as an airport operating daily domestic and international flights.









The Business

This popular restaurant and bar has been run by the current owners for the past 6 years and over this time they have tastefully extended and refurbished the property to create a comfortable place for clientele to visit. The Brucklay Arms is a favoured retreat with locals and visitors alike, generating great reviews on TripAdvisor and much repeat custom. This allows the business to maintain a generous turnover from wet and dry sales throughout the year, with the average split of 35% wet to 65% food.

The easily managed business is run by a professional couple with the assistance of a variety of part-time and full-time staff. Benefiting from a license running from 11am to 1am, the public bar is open Monday to Thursday 4pm-11pm, Friday 4pm-1am, Saturday 11am-1pm and Sunday 12noon-11pm. The bar is popular with locals who can enjoy a cool drink while playing a game of pool or watching sporting events on the flat screen TV's. The Brucklay Arms plays host to a pool team as well as the New Deer Football team who regularly stop by for post-match food and drink. At the present, the 70 cover restaurant operates from 5pm-8pm Tuesday to Friday and, 12noon-8:30pm Saturday and Sunday. There is great potential for the restaurant to open during the day on week days to offer lunchtime options. The 70 cover restaurant has a menu with variety in it and gluten free options. The business hosts a variety of function evenings including poker nights and themed buffet nights, all of which prove a great success. Extension to the rear of the property could increase capacity and allow for 100 covers. On the upper level of the property is a 2-bedroom flat.

The Property

The property has been well maintained and presented throughout having been extended and refurbished to a high standard while retaining some original features. Set all on one floor with a two bedroom flat above the property is offered in true walk in condition ready for a smooth hand over and the immediate commencement of trade by perspective buyers.

Entering the property through the main front door, visitors are welcomed into the spacious public bar. An impressive serving counter runs the right hand wall and is lined with high stools. On the other side of the bar is the pool area with juke box, games machine, dart boards and two wall mounted flat screen TV's. Male toilets are accessed here with female and disabled access toilets accessible from dining room.

Accessed via the bar area and a side door via the lounge area is the 70 cover restaurant. Tastefully decorated with tartan carpet and softly coloured walls, the space provides a relaxing atmosphere for diners. One wall is window lined allowing an abundance of natural light to brighten the space. The room is fitted with wooden tables and high backed chairs, laid out to suit parties of various sizes and all easily moved if necessary. Further extension to the rear of the property could create space for an additional 30 covers in the restaurant. There is also an area that could be converted to form a beer garden that would benefit from some outstanding rural views.

The large commercial kitchen is located in the centre of this property and is fitted with all necessary equipment for this type of business. Also located in the centre are two cellars for drink storage.

Located on the upper level of the property is a two bedroom flat, accessed via a private staircase, which would make ideal owners accommodation. The flat comprises lounge area, two double bedrooms and a fully fitted bathroom.

External

The Brucklay Arms occupies a road side location on the main road of the village generating much passing trade. To the rear of the property is a gravelled area, which has now been converted into a successfully beer garden. There is a garage at the rear of the property.

Situation

The Brucklay Arms is located on the main street on New Deer, a rural village 25 miles North of Aberdeen. The attractive village maintains much of its historical charm while incorporating amenities such as 2 grocery stores, a doctor's surgery, pharmacy, post office, vet surgery and hairdressers. The village itself has 2 pubs and a legion, the Brucklay Arms benefiting greatly from lack of competition. The Brucklay Arms is the only restaurant in town, meaning that any new owners will benefit from monopoly trading. Primary education is carried out at New Deer Primary School with secondary education located 8 miles away at Mintlaw Academy. The village benefits from great passing trade from those following the famous Whiskey Trail.

Further amenities can be found in surrounding towns and villages including Turrif (12 miles West) and Ellon (15 miles South). Strong bus links makes it easy to get around the Aberdeenshire area. The City of Aberdeen provides greater amenities including schooling, universities, sports and recreational activities, hospitals and much more. There are excellent bus and rail links other Scottish destinations and beyond, as well as an airport operating daily domestic and international flights.

Services

This property has mains electricity, water and drainage. Bottled gas.

Tenure

This property is held on the Scottish equivalent of freehold.

Trading Figures

The business has a good mix of income from wet and food sales. Full trading information will be released after a formal viewing has taken place.

Price

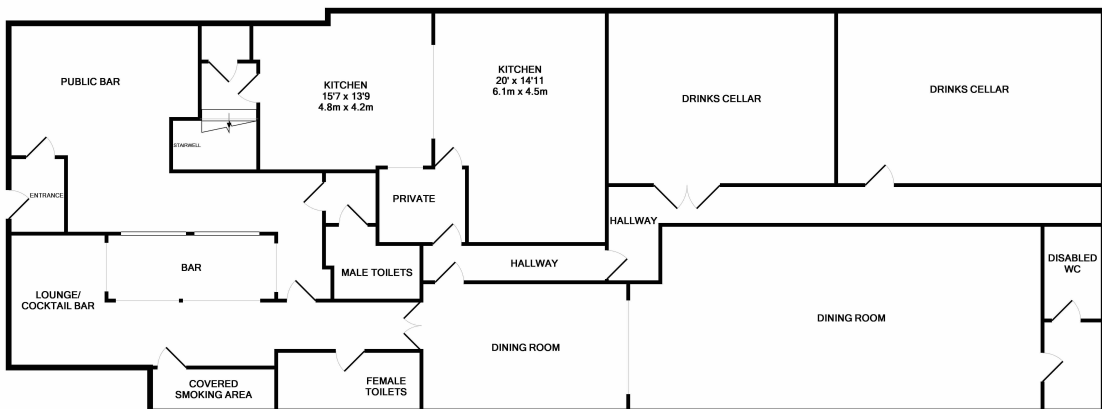
£199,999 sought for this heritable property, fixtures, fittings and goodwill of the business. Stock in trade will be additional at valuation.

Inventory

An inventory will be compiled to detail all items of a personal nature excluded from the sale.

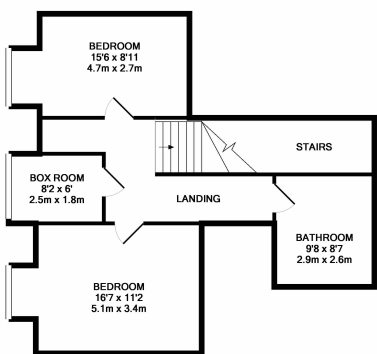
Summary

The sale of The Brucklay Arms offers a fantastic opportunity to purchase a popular bar and restaurant with a great reputation and strong trading figures. The benefits of a two bedroom flat above the property makes this an ideal purchase for a professional couple. Viewing is highly recommended to truly appreciate the size of this property and the exceptional value that it offers.

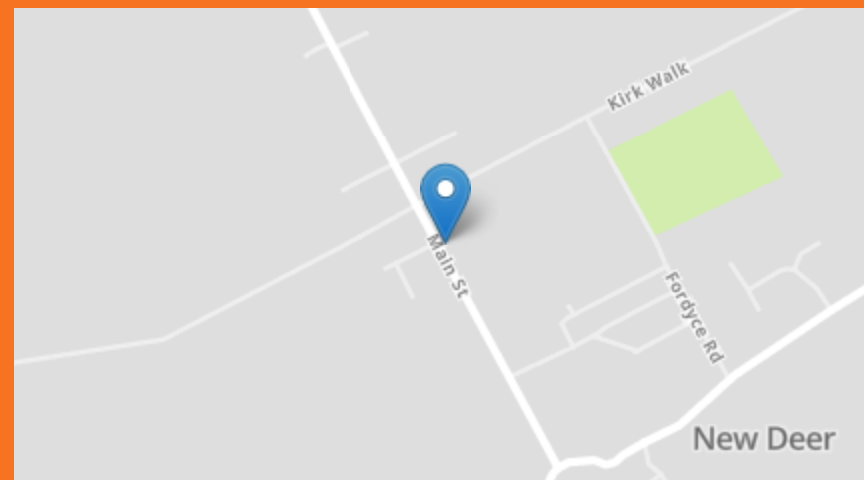


GROUND FLOOR

BRUCKLAY ARMS, MAIN STREET, NEW DEER, TURRIFF, ABERDEENSHIRE, AB53 6SY
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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