



Maryfield House Hotel

Bressay, Shetland, ZE2 9EL

Offers in the region of £495,000

ccl
PROPERTY



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CCL are delighted to bring to market the truly wonderful Maryfield House Hotel, and with it the opportunity to purchase not only a piece of historic Shetland but a thriving business that is currently run as a Country Inn, with a great reputation and the opportunity for new owners to have a wonderful lifestyle business. Maryfield House is an imposing solid stone building dating back to the 1850's, situated on a substantial plot, there is the potential to erect self-catering chalets which would be in demand all year round. A very short distance away is the Bressay – Lerwick ferry, it benefits greatly from some of the most dramatic views across the water to Lerwick. Viewing is essential to truly appreciate what this sale represents! This is a LIFESTYLE business and would be ideally suited to a couple who could run and operate the hotel themselves.









The Business

The business operates as a bar, restaurant and hotel and is open daily from 11am to 11pm. The rooms have occupancy rates during the summer months with the bar and restaurant busy throughout the year. Room rates vary between £180 to £200 per night. The Maryfield is popular with both tourists and locals. There is a lunch and dinner service in both dining rooms which can cater for 40 covers in one sitting. The business is operated by the owners with the assistance of a bar person, 1 waiting staff member and part time kitchen porter and 2 additional staff as and when required.

Full trading figures will be provided after a formal viewing has taken place.

The Property

The Maryfield Hotel, a Grade C listed building, has been tastefully upgraded and refurbished by the current owners. Entrance to the hotel is via the front porch and main door into a warm and welcoming reception hall. On the ground floor there are 2 dining rooms, one has a sculptured wall and the other has the main bar. In total both rooms can cater for 40 covers. There is also a charming whisky snug and a popular games room with pool table. There is an exceptionally well-equipped commercial kitchen. So many parts of the property benefit from stunning sea views and take full advantage of the surrounding landscape.

Letting Accommodation

From the front hall a beautiful winding staircase leads up to the first floor landing, very spacious landing that enjoys breathtaking views across the sound. To the right at the top of the stairs is the guest wing, here 3 spacious double bedrooms with ensuite bathrooms. Each room is light, welcoming, and immaculately presented and furnished. Each room has dramatic and different views, either over the sea, the land or across to Gardie House.

Owners Accommodation

From the landing stairs lead up to the top floor and the owner's accommodation. This includes a comfortable lounge, perfect to relax in after a busy day, and 2 double-sized bedrooms and an office. With a private shower/wet room it is perfect for either a couple or a family – alternatively new owners may wish to increase the number of letting rooms (subject to relevant regulations).

Service Areas

As expected with a hotel the style and size of Maryfield House, there are extensive service areas including a well-equipped kitchen with ample surface and preparation areas. There is ample storage and work areas throughout.

The property has mains water, drainage, and electricity.

The property is held on the Scottish equivalent of Freehold.

An inventory will be compiled to detail all items of a personal nature excluded from the sale. There are no items subject to lease.

External

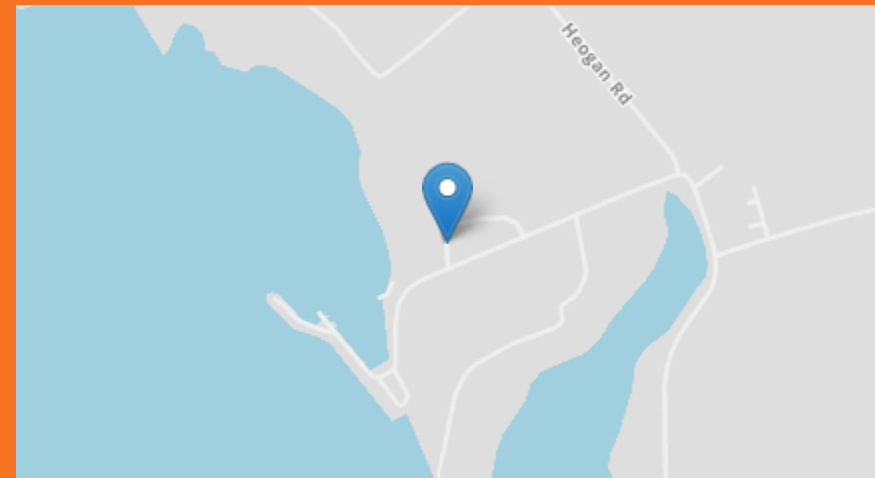
It is situated on a substantial plot of land. There is also a small field adjacent to the large car park that could be used for either chalets or developing self-catering accommodation. To the front of the hotel there is a large garden mainly laid to lawn. There are 2 beer gardens.

Situation

The beautiful island of Bressay, just off the east coast of mainland Shetland, offers the perfect combination of isolation while still having all amenities right on your doorstep. A five-minute ferry journey takes you to the capital town of Lerwick with its five-star museum and shopping facilities. Bressay creates a superb, sheltered harbour for shipping - the reason for Lerwick's establishment as a major trading port. From Viking times Bressay Sound has provided a safe anchorage and in the mid 17th century up to 1,500 Dutch herring fishing vessels gathered here. The Island has a population of approximately 400 people and benefits greatly from its proximity to the mainland and to Noss, a small island off the east coast of Bressay, is a National Nature Reserve with over 100,000 pairs of breeding seabirds. The island is also part of a sheep farm and demonstrates a good example of conservation and agricultural practices working together.

Shetland is an enchanting island. Its dramatically changing colours and textures will take your breath away. Whether arriving for the first time or returning, you can be sure of a great welcome. Every year, more visitors discover these hundred surprising islands at the top of Britain. Shetland is where Scotland meets Scandinavia; it's where the North Sea meets the Atlantic Ocean. This is where Shetland ponies come from; and the sweaters; and the Vikings!

Shetland lies 600 miles north of London. More than a hundred islands, just 15 of them inhabited, span the hundred miles (145km) between Fair Isle and Out Stack, the northernmost point of Britain. This bustling archipelago of 22,500 people boasts abundant wildlife, a spectacular coastline, dozens of major archaeological sites, and more geological diversity than any similar sized area in Europe. The 567 sq. mile (1468km²) county of Shetland is an entrancing mixture of Scotland and Norway.



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