



# Cluny Bank 69 St Leonards Road

Forres, IV36 1DW

Offers Over £745,000

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PROPERTY





## 69 St Leonards Road

Forres, IV36 1DW

CCL are delighted to bring to market the tastefully refurbished Cluny Bank Hotel, a 19th Century Victorian Mansion that occupies a prominent and elevated position within a quiet residential area in the beautiful town of Forres. The thriving town is a prime tourist destination that benefits from high occupancy levels and visitors throughout the year. The business benefits from the NC500, by providing accommodation to the high numbers of visitors that travel the route annually. The hotel is also being added to the office tour website as a provider of accommodation. The property is well-presented throughout and has been furnished to a high standard. Fully licensed, and with a large well equipped commercial kitchen, there is a great opportunity for new owners to expand the business and cater for private events.











### The Business

Cluny Bank has been owned by the current proprietors for over 11 years during which time it has been fully refurbished and upgraded and now benefits from an excellent reputation and reviews. The hotel operates throughout the year with the peak season running from May until the end of October where typical occupancy levels in the region of 75 to 80%.

The business is operated by a husband (chef) and wife (front of house) partnership with the assistance of three part time members of staff who assist with housekeeping, serving and general duties. The majority of income (circa 61%) is generated from accommodation with the remainder coming from food and wet sales. Rooms are let on a B&B basis and comprise 2 single, 1 super king, 1 double and 3 twin/super king rooms, providing flexible configuration options to accommodate 12 guests per night. Marketing via Bookings.com (generates circa 35% bookings) and their own site, rooms are generally let on a mix of one night and multi-night stays.

The hotel benefits from a good mix of visitors and repeat trade from reps and tourists including walkers, cyclists, fishers and golf enthusiasts. Recently they have seen an increase in parties who are either on route to or from the starting point of the NC500. Forres appears to serve as a stop off or half way point for persons travelling to or from the east such as from Aberdeen airport.

Evening meals are offered between 18:30-20:15 in the dining room to both residents and non-residents, the latter of which being required to pre-book a table. Generally, they only undertake one sitting per table per night but there would be scope to expand on this should it be of interest.

The dining room can accommodate 16 covers comfortably but can cater for 24 which is of benefit when catering for private functions such as festive parties during the Xmas period, valentine's dinners and corporate conferences.

The bar is fully licensed with the vendor being the holder of the personal license. The room comfortably sits 14 guests but can easily accommodate 25, and is reserved for residents and dining parties

only. Operating between 18:30- 23:00 daily, the bar serves a good selection of spirits, malt whisky, wine, two draft lagers and soft drinks.

The business boasts AA 4 Gold Star Restaurant with Rooms, an AA Rosette for the Restaurant, TripAdvisor Certificate of Excellence – Solid 5 and has received many other awards for providing quality hospitality, accommodation and food services.

### The Property

Cluny Bank Hotel is a beautiful and traditional Grade B listed Victorian Mansion that has been tastefully and sympathetically refurbished to a high standard. Dating back to 1860 there are an abundance of original features including ornate cornice mouldings, original woodwork and grand staircase.

The property is offered in true walk in condition with all rooms immaculately furnished and tastefully decorated. Presented with original sash windows throughout. The property is accessed through the entrance vestibule and into the main hallway, the central point of the property, with stairs leading to the upper floors. Immediately to the right is the spacious 16-24 cover dining room while to the left is the fully licensed lounge that comfortably offers seating for 14 guests with capacity to accommodate up to 25. Both rooms boast feature bay windows overlooking the beautiful garden.

Towards the rear of the property, access is gained to a sizable office; a large fully equipped commercial kitchen featuring a beverage area/room, a variety of cooking, storage and preparation equipment; sizable storage areas; 2 laundry rooms and a cellar. The ground floor also provides a public WC, 1 en-suite letting room, and a secondary staircase providing access to the first floor.

The stairs from the main hall provides access to the first floor landing and 5 further en-suite letting rooms consisting a mix of Twin/Double and Super King rooms. The seventh room is located on the ground floor and has its own private entrance. Each room is immaculately presented and decorated to a high standard. The first floor also provides a public WC and a sizeable staff room with laundry facilities. The owners currently utilise a large front facing room as their private lounge which if required, could easily be renovated to add an 8th





en-suite letting room to the accommodation, a private dining room or a meeting room.

There are a further 2 private double bedrooms, 2 large store rooms and a bathroom located on the second floor which provides spacious and comfortable owners accommodation.

#### External

This extensive building sits within substantial garden grounds that lie mainly to the front of the property. Fully enclosed by a stone built boundary wall, a gravel parking area at the entrance provides parking for up to 8 cars while attractive stone steps lead up the bank to the grand property entrance. The large lawn which is bordered by mature shrubs and flowers is well maintained and beautifully manicured. There are number of trees bordering the property. The secluded garden allows guest to enjoy a tranquil setting a short walk for the bustling centre of town.

#### Situation

Set within 0.5 acre of enclosed garden grounds, Cluny Bank enjoys an elevated position on the banks of Cluny Hill, a fine residential area in Forres. The property occupies an excellent trading location a short walk from the town centre with its many amenities and facilities including excellent restaurants and shops, schools, and medical facilities.

A formal Royal Burgh, this traditional town boasts a tourist trade and hospitality sector, offering a range of activities and entertainment to locals and visitors; including hiking and cycling; fishing, hunting, and an 18 hole golf course; and museums, monuments and castles. Forres is also located on the renowned Whisky Trail with its many active distilleries.

Forres has an active community and an attractive High Street, with close connections to Scotland and Britain in Bloom ensuring the public areas and parks are immaculately maintained and beautifully presented. Piping Hot Forres, the European Pipe Band Championships, takes place annually in the towns Grant Park and is marked as Moray's biggest one-day event; attracting bands and visitors from all over the world.

The town is located along the A96 and is extremely well serviced with

good road and rail networks providing links to Inverness, Aberdeen and their respective airports. The nearby town of Elgin provides extensive retail offerings in addition to a wealth of recreational, cultural and leisure activities.

#### Trading Information

The business trades above the VAT threshold. Highly profitable full trading information will be released after formal viewing has taken place.

#### Services

The property has mains gas, water, drainage and electricity.

#### Tenure

This business / property is offered on the Scottish equivalent of Freehold.

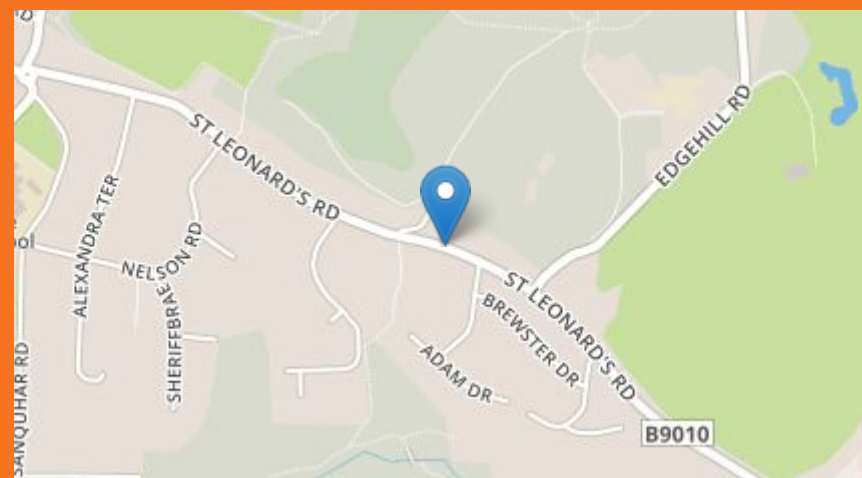
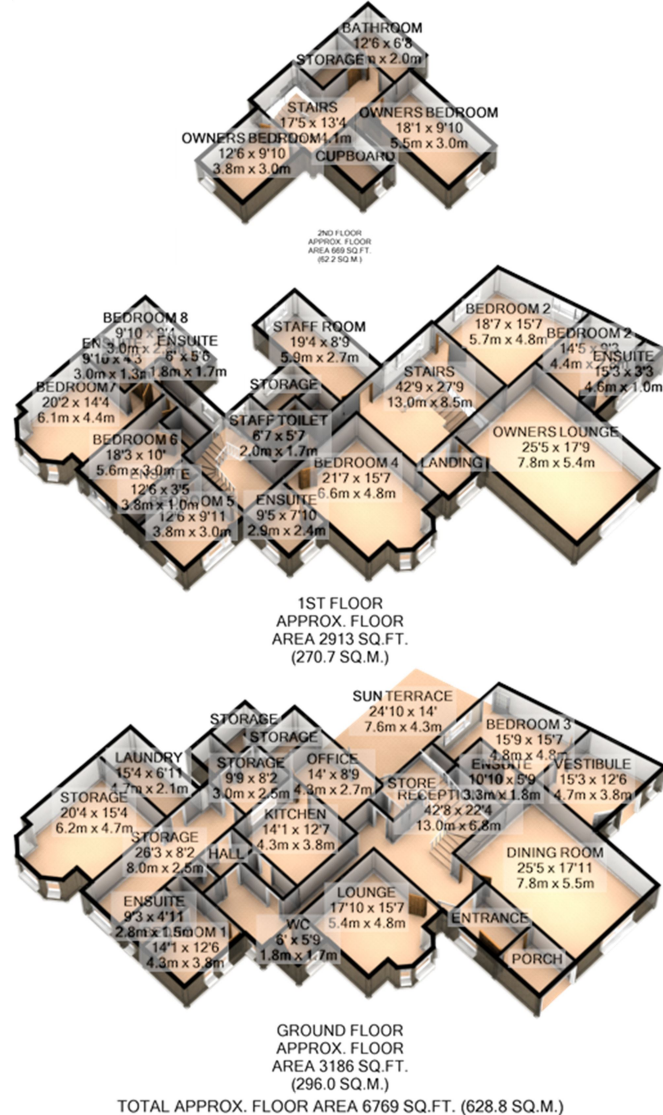
#### Summary

The sale of Cluny Bank Hotel is a wonderful opportunity to purchase a fabulous business with a great reputation that has been tastefully refurbished to a high standard. This is a very well run business that has an excellent reputation. Located in the heart of Moray and the Whisky Trail, it has a highly enviable position and benefits greatly from year round trade and much repeat business.

#### Inventory

An inventory will be compiled to detail all items of a personal nature excluded from the sale and the items that are subject to separate negotiation, this will be available to all parties wishing to offer.





62 High Street, Elgin

Moray

IV30 1BU

01343 610520

info@cclproperty.com