Garmouth Hotel

Garmouth Hotel, South Road

£395,000

ccl PROPERTY

Garmouth Hotel

Garmouth, Fochabers, IV32 7LU

A wonderful opportunity has arisen to purchase the well-established and increasingly popular Garmouth Hotel, a traditional Highland Inn comprising 6 en-suite bedrooms, a licensed public bar, a 50 cover dining room and function room.

Situated in the North East village of Garmouth close to the mouth of the River Spey at nearby Kingston, the property is conveniently located a short drive from the A96 and the Moray capital of Elgin.

The business enjoys a monopoly trading position allowing them to take full advantage of the high demand for accommodation in a location that is a popular stop off point for walkers and cyclists traveling the Speyside Way. The property is also ideally placed for catering to golf and fishing enthusiasts and for those touring the nearby Whisky and Gin Distilleries and the numerous Castles that are located throughout Moray.

This sale offers an excellent opportunity for potential purchasers to acquire a profitable business with high demand for its services throughout the year.

BEAUTIFUL BEERS

SOUTH ROAD
GARMOUTH HOTEL

The Business

The Garmouth Hotel is an easily managed and well ran business, providing a range of accommodation with self-catering facilities for the extensive passing trade which includes walkers, cyclists and tourists who frequent the area annually.

The public bar operates 7 days per week and is viewed as a popular local's pub offering regular music/entertainment, and bar lunches and homemade evening meals. The restaurant provides an additional 50 covers to accommodate the surplus demand for evening meals, especially at the weekends. Boasting Trip Advisors Certificate of Excellence two years in a row, the business has proven to be popular amongst locals, passing trade and residents from neighbouring towns as well as tourists from further afield visiting the area.

The variety of facilities and services provided ensures that the business maintains a steady trade with a strong income and attractive projections for the future. It benefits from year round trade and enjoys strong repeat business from locals and visitors with high occupancy levels throughout the year.

The Property

The ground floor comprises a public bar with service counter and freestanding tables and chairs providing space for c.20 covers; a bright and spacious c.20 cover function room; a c.50 cover dining room with access to beer terrace; a large well equipped modern commercial kitchen with ample storage spaces; beer store; laundry and stock rooms; and public toilets.

Two of the guest rooms are located on the ground floor while the remaining 4 are situated on the first. Each room provides bright and comfortable spaces with en-suite facilities.

Services

The property has mains water, drainage, Oil CH and electricity.

Tenure

The property is held on the Scottish equivalent of Freehold.

Price

Offers in the Region of £395,000 are suggested for the property, fixtures, fittings and goodwill.

Inventory

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

Summary

This sale presents a unique opportunity for a new owner to introduce their own impetus and increase net profits through a number of different income streams. Situated in a popular tourist location with spacious accommodation offered in true walk in condition. This is an ideal business opportunity with excellent potential for growth. Early viewing is recommended to truly appreciate the quality of accommodation on offer.

External

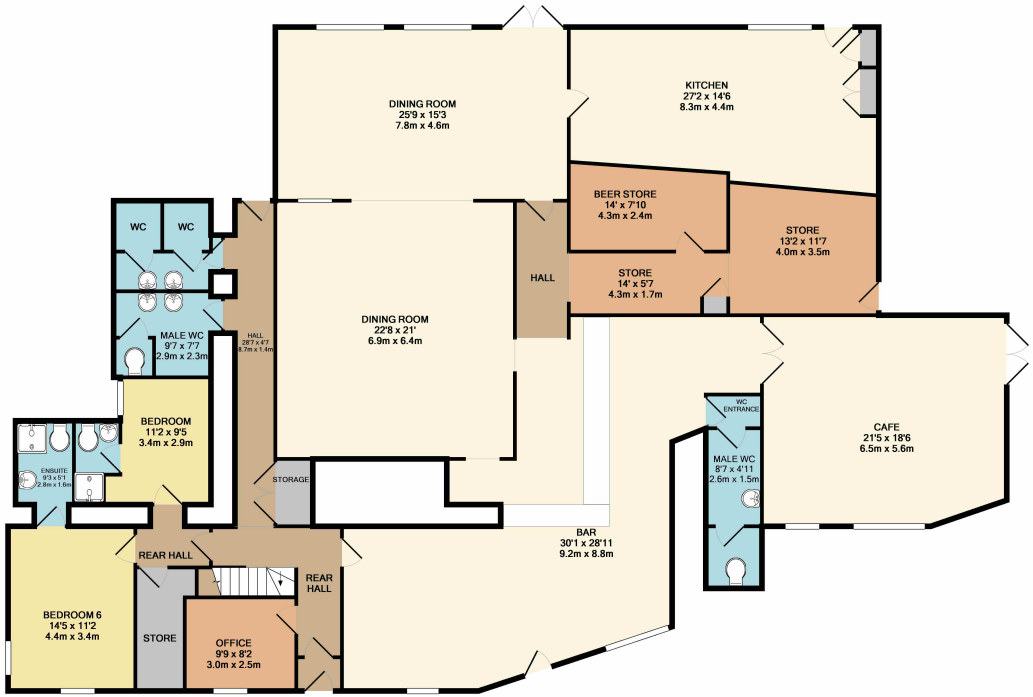
The property comprises a 2 storey detached building, set within its own grounds and is of traditional design, painted white providing a rustic charm. Attractive outdoor seating is available within an enclosed beer terrace at the rear and an attractive separate seating area to the side of the function room, allowing for alfresco dining on those more pleasant days.

The hotel is accessed directly from the main through road of town and benefits from a large enclosed car park which is located adjacent to the property and provides ample car parking.

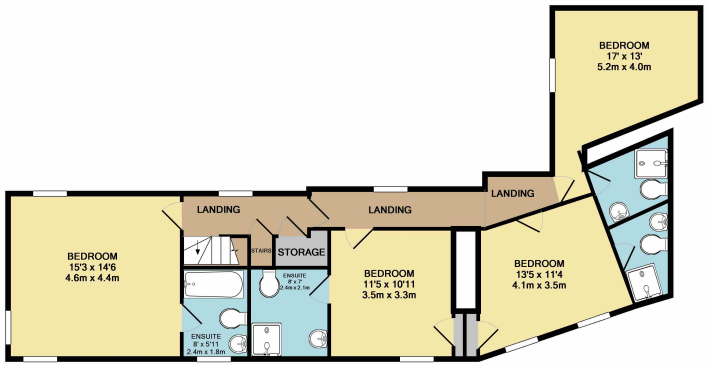
Situation

The Garmouth Hotel occupies a central position in the quaint village of Garmouth in Moray, north east Scotland. Lying a mile inland from the Moray Firth and a few hundred yards west of the River Spey, the village is a popular stopping point on Route 1 of the Moray Coastal Trail and the Speyside Way, one of four Official Long Distance Walking Routes in Scotland. The surrounding area provides an abundance of recreational activities and boasts an extensive all year-round tourist trade and hospitality sector.

The historic village provides a golf course, Spey Viaduct walk to Spey Bay and fishing on the River Spey. Mosstodloch is located 3 miles south and offers a variant of amenities such as a Primary School, a general store, fuel station, laundry, salon and takeaway. Fochabers is approximately 4 miles distant and offers a wide variety of further facilities including shops, three visitor centres, Gordon Castle, Baxter's Food Group, Christies Garden Centre, Post Office and secondary school.



GROUND FLOOR
APPROX. FLOOR
AREA 3646 SQ.FT.
(338.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 973 SQ.FT.
(90.4 SQ.M.)

GARMOUTH HOTEL, SOUTH ROAD, GARMOUTH
TOTAL APPROX. FLOOR AREA 4619 SQ.FT. (429.1 SQ.M.)

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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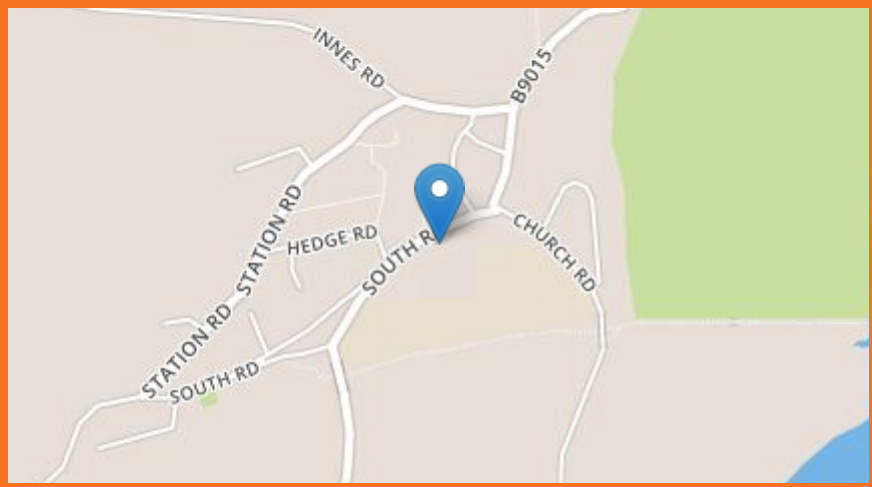

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