



Red Star Inn | Kirkton of Skene | Westhill | Aberdeenshire | AB32 6XE

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Offers Over £300,000 Freehold

CCL is delighted to offer for sale The Red Star Inn, a popular bar in the village of Kirkton of Skene in Westhill, occupying a prime trading location with very little competition. The property has been well maintained and upgraded throughout and benefits from owners' accommodation above. There is a fantastic opportunity for new owners to create a highly profitable business.

Situation

Nestled in the village of Kirkton on Skene, near Westhill, The Red Star Inn enjoys a tranquil setting amidst the scenic Scottish countryside. The village's traditional architecture and well-maintained surroundings provide a serene backdrop, while its close proximity to Westhill offers convenient access to urban amenities. The strategic location of Kirkton on Skene further extends its appeal with its proximity to the vibrant city of Aberdeen. Just a short distance away, Aberdeen provides residents with a myriad of cultural, educational, and recreational opportunities. Additionally, the village is well-connected, with Aberdeen's airports and railway station within reasonable reach. The practicality of nearby transportation hubs enhances the accessibility of the area, making The Red Star Inn an ideal choice for those seeking a peaceful yet well-connected lifestyle.

The Business

The Red Star Inn, operated by its owners without additional staff, features a public bar and a lounge bar. After recently regaining control from a previous lease, the owners have reopened the public bar. The Inn includes a commercial kitchen with a deep frying range, previously used for a takeaway service during the COVID-19 pandemic. Currently inactive, reopening the kitchen for meal services presents a potential revenue boost. Upstairs, a two-bedroom flat is used for Air BnB but could be transformed into ideal owner's accommodation with refurbishment. This offers a practical opportunity for new owners to enhance the property and maximize its potential.

Property

The property consists of a one-and-a-half-storey building that has undergone extensions to both the side and rear. On the ground floor, the space functions as a public house, featuring a recently renovated lounge area equipped with additional seating for diners. While each section has its own street access, internal links seamlessly connect them. Restroom facilities for both genders are conveniently situated within the lounge area. Towards the rear of the property, there is a kitchen area and a beer cellar.

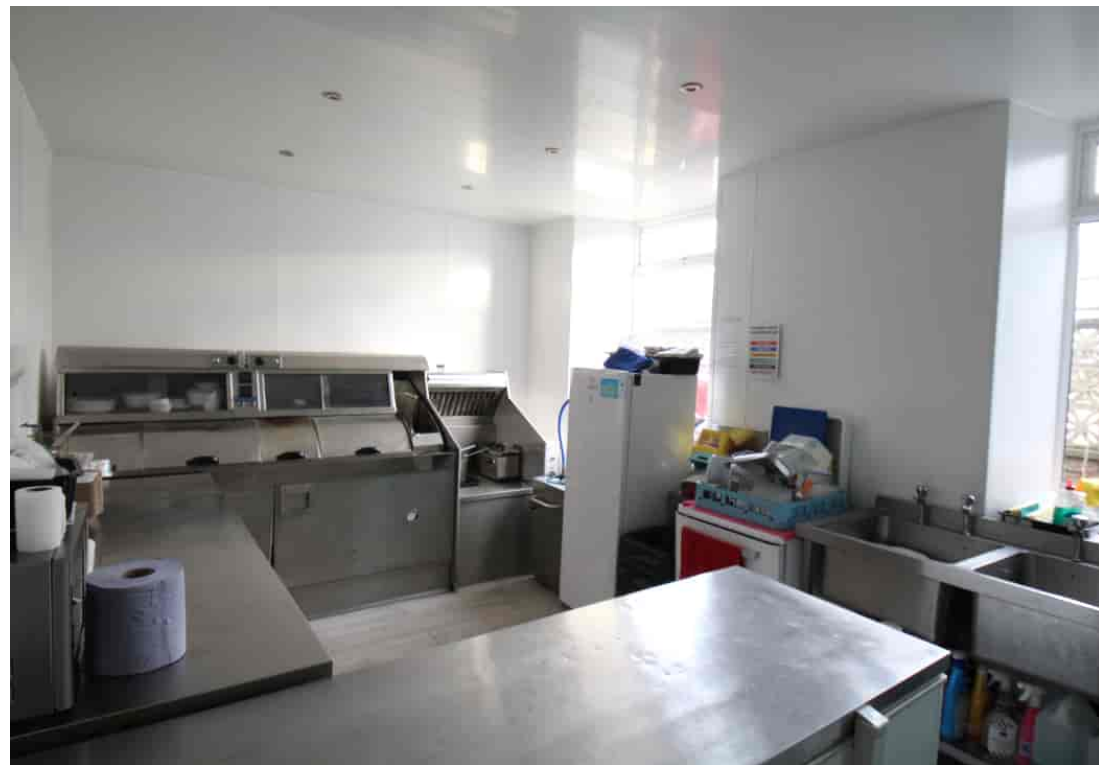
The upper floor presently encompasses a two-bedroom flat, complete with kitchen and bathroom amenities. Access to the flat is separate, directly from street level. The ground floor serves dual purposes, acting as additional storage for the public house and potentially serving as living accommodations associated with the flat.

The property is complemented by approximately five parking spaces, and additional parking is available within the public car park at the side of the property.

External

The Red Star Inn occupies a roadside location on the main road of the village generating much passing trade. There is a small storage area at the rear of the property which also accesses the main public car park.

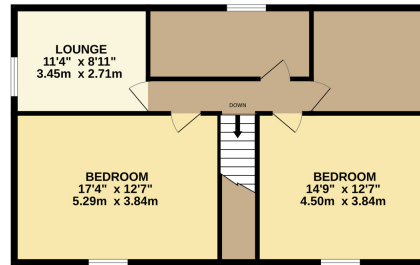




GROUND FLOOR
2184 sq.ft. (202.9 sq.m.) approx.



1ST FLOOR
759 sq.ft. (70.5 sq.m.) approx.



THE RED STAR INN, KIRKTON OF SKENE, WESTHILL, AB32 6XE

TOTAL FLOOR AREA : 2942 sq.ft. (273.4 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.
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Price

Overs over £295,000 are 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.

Trading Figures

As the business was previously leased there is minimal financial information available.

Tenure

This property is held on the Scottish equivalent of freehold.



CCL Property

62 High Street, Elgin, Moray, IV30 1BU

T: 01343 610520

www.cclproperty.com



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.