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RESIDENTIAL & BUSINESS
PROPERTY SPECIALISTS



Cullen Bay Hotel

Cullen | Moray
AB56 4XA

- 14 Letting Rooms
- Beer Garden & Walled Garden
- Panoramic Sea Views
- Popular Wedding Venue & Function Room
- Large Function Suite
- 2021 Travellers Choice Award Winner
- 2 Restaurants - 80 Covers

A wonderful opportunity has arisen to purchase the Cullen Bay Hotel, a long established and incredibly popular hotel that benefits from its elevated position and stunning panoramic views over the Moray Firth. This 14 ensuite bedroom hotel has been tastefully extended and upgraded over the years and has become a very popular stopping point for tourist wishing to avail of some o the most beautiful and breath-taking scenery that the North East of Scotland has to offer. The charming hotel has an excellent mix of income from wet, food, accommodation, and functions. Viewing is highly recommended to appreciate the flexibility and potential that the purchase of the hotel offers.

Situation

The Cullen Bay Hotel is situated in one of the most picturesque locations on the north east coast of Scotland. Set in a secure site the property sits in a prominent, elevated position and enjoys stunning sea views over the moray coast and a links golf course.

The property is located a short walk from the town centre of Cullen, with many amenities including excellent award-winning restaurants, shops, and links golf course. The small traditional town boasts an extensive tourist trade and hospitality sector.

Cullen is ideally situated approximately midway on the A98 between Inverness and Aberdeen, 20 miles (32 km) east of Elgin and is a popular seaside holiday destination largely due to its fine long sandy beach, golf course and walking trails. With a number of holiday lets and accommodation, a collection of local services, cafes, and attractive small shops, both tourists and locals alike are well serviced.



The sale of Cullen Bay Hotel is a rare and wonderful opportunity to acquire a stunning business and property with breathe-taking sea views. The business is exceptionally well performing and highly profitable. Viewing is highly recommended to appreciate the uniqueness and potential that the Cullen Bay Hotel has to offer.



The Property

The Cullen Bay Hotel is a traditional coastal hotel which dates back to 1924. It has been well maintained and upgraded by the current owners. Entrance to the hotel is from the front and into the main reception area. On the ground floor there are 2 conservatory style restaurant / dining rooms with stunning panoramic views. There is a bar at the rear of the main dining room with doors that open to the beer garden and children's play area.

The function suite can be accessed directly from the carpark. It benefits from having its own function room and private bar, along with cloak room and toilets.

There is a large commercial kitchen and ancillary service areas that serve both the function suite and restaurant.

On the first floor are the 14 ensuite letting rooms of which the majority benefit from the stunning sea views. There is also a laundry and ample storage. The owner's accommodation consists of a 3 bedroom apartment with lounge and bathroom. There is ample opportunity for the building to be extended provide additional letting rooms, for which there is a great demand.

Business

The Cullen Bay Hotel has been successfully run by the current owners for the last 9 years during which time it has been tastefully upgraded and refurbished. The hotel is open throughout the year, but the main season is from Easter through to October. During the summer months occupancy levels approach 100%.

The hotel has two restaurant dining rooms that can cater for 80 covers at any one time and benefit from stunning panoramic views that are incredibly popular with guests and locals alike. There is also a large and well-presented bar. The hotel is licensed from 1100 to 0100 throughout the week. Lunches are served from 1200 to 1500 and evening meals are served from 1700 to 2030.

The Cullen Bay hotel has a large function suite that is

exceptionally popular. It is frequently booked for weddings and the location makes a stunning backdrop for ceremonies. The hotel sits on a 2 acre plot and the walled garden is a perfect venue for hosting an elaborate reception where a marquee can be erected to accommodate up to 250 guests.

The hotel has a good mix of income across all revenue streams and there are a great number of areas where the business could be extended; such as the function suite and providing entertainment. Additional rooms could be added to the hotel.

The business is run by the owners with the assistance of a general manager and 3 shift managers. There are 4 part time housekeeping staff, 8 kitchen staff and 7 part time front of house staff.

External

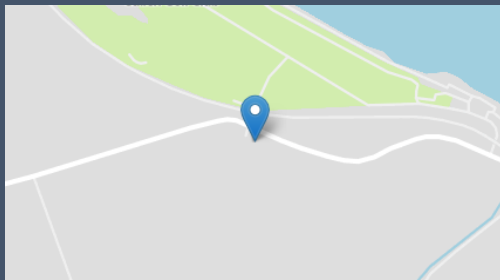
Cullen Bay Hotel sits on a substantial plot that has been developed to maximise its location and income potential.

This hotel is a detached 2 story building on an elevated site sitting on around 2 acres of land with almost a full glass frontage making the most of the stunning sea views. There is ample parking at the property with enough space for at least 60 cars. To the rear of the property there is a large beer garden and children's play area. There is also a beautiful walled garden, which is a perfect and popular setting for weddings, with marquees being able to host up to 250 guests.









Services

The property has mains gas, water, drainage, and electricity. The hotel is served by both mains gas and electrics and benefits from the installation of a biomass boiler with approximately 12 years of RHI subsidies remaining. There is also a 100% automatic back up gas boiler system. The hotel also has its own private water supply.

Tenure & Trading Figures

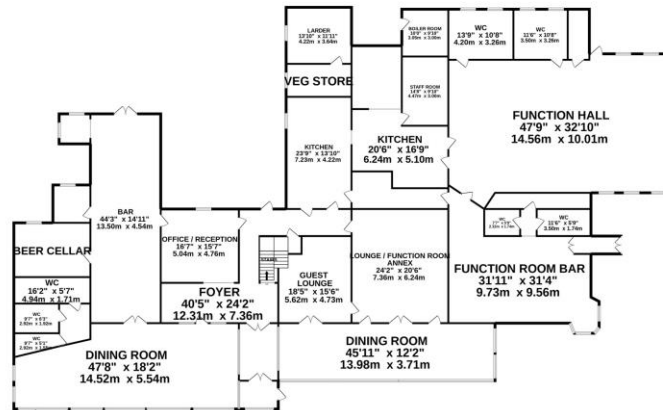
The property is held on a Scottish equivalent of Freehold. Full trading information will be released after a formal viewing has taken place.

Price

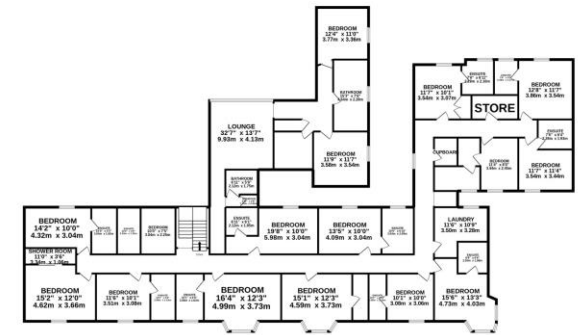
Offers over £1,350,000 are sought for the heritable property. The fixtures, fittings, and furniture (excluding items of a personal nature) are included in the sale.

OFFERS OVER
£1,350,000

GROUND FLOOR
8093 sq.ft. (751.8 sq.m.) approx.



1ST FLOOR
4210 sq.ft. (391.1 sq.m.) approx.



TOTAL FLOOR AREA : 12303 sq.ft. (1143.0 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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All appointments to view this or any of our other properties must be made through the vendors sole agents:



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed viewing has not been carried out, nor the 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 submitted in writing to CLL Property Ltd with whom the purchasers should register their interest if they wish to be advised of a closing date.
C2216 Ravensworth 01670 713330