



Station Hotel, Brander Street
BURGHEAD
ELGIN, Moray, IV30 5UD

ccl
PROPERTY



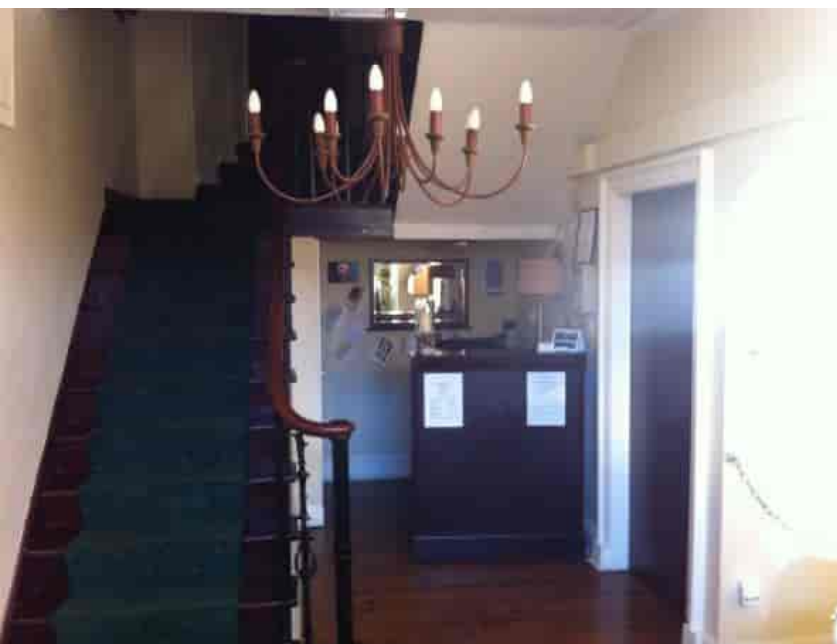
STATION HOTEL

BURGHEAD, ELGIN, Moray, IV30 5UD

The Station Hotel in Burghead is a substantial property that is suitable for a variety of purposes. It has previously been run as a very successful and highly profitable small coastal hotel. In total it has 5 letting rooms, public bar and restaurant and owners' accommodation. The Station Hotel also has a considerable outside area that benefits greatly from some amazing coastal views.

The hotel has been leased for a number of years and is not being sold as a going concern. The property is in need of upgrading and modernisation. It is suitable for a wide variety of alternative uses and would also make an ideal development opportunity.





The Business

The hotel previously traded very successfully but has been leased for a number of years. It is not being sold as a going concern and no accounting information is available.

The hotel benefits from an alcohol licence. It would be suitable for redevelopment subject to statutory planning regulations.

The Property

Entrance is via the main front door into the spacious reception area. To the left is the main lounge bar furnished with free standing tables and chairs and a number of bar benches. There is room for 32 covers. The main bar area has a separate entrance with a corridor that leads to the toilets and Public Bar. To the right of the reception area is the main formal dining room. This has 28 covers. The kitchen is located to the rear of the dining room. There is also a storeroom with shelving and a utility room. The winding main stairs leads up to the owners accommodation and letting rooms.

On the first floor there are 2 double bedrooms with en suites and a substantial family room with en suite. On the upper floor there are 2 additional rooms. Leading from the main stairs is a door through to the Private Owners Accommodation. This offers the new owner's great flexibility in how it is used. Currently there are four large double bedrooms, a large kitchen and dining area.

Depending on owner's requirement some of these bedrooms would be easily converted to additional letting rooms.

Situation

The Station Hotel occupies a prime trading position on the seafront and next to the attractive beach in this delightful residential coastal village, which is built on a peninsula projecting into the Moray Firth. There is ample on-street parking in the vicinity and all amenities are close by. Burghead lies approximately 8 miles north west of Elgin. Elgin is a prosperous market town 65 miles from Aberdeen and 35

miles from Inverness. Moray has a relatively diverse economy with tourism, food processing, hospitality and retail sectors providing major sources of employment. There is also a significant MOD presence. The area is easily accessible with the A96 approximately 5 miles away. As you look over the Firth from the promontory you can see the wide arm of water stretching towards the North Sea and to the West towards Dornoch, Cromarty and Beauly Firths, you may be lucky enough to see seals, dolphins or even a minke whale. Burghead has a lot to offer both resident and visitors with its excellent beach, far reaching views, abundance of flora, fauna and bird life, golf, walking, mountain biking, whiskey tasting on the whiskey trail and salmon fishing on the River Spey. There is a large Malting's where the grain used in the production of whisky is prepared, so one might say that this is the real start of the famous 'Whisky Trail', which winds its way through the very heart of Moray.

Services

The property has mains water, drainage and electricity.

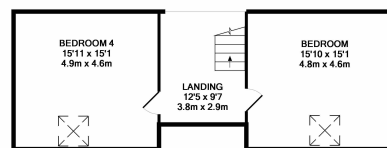
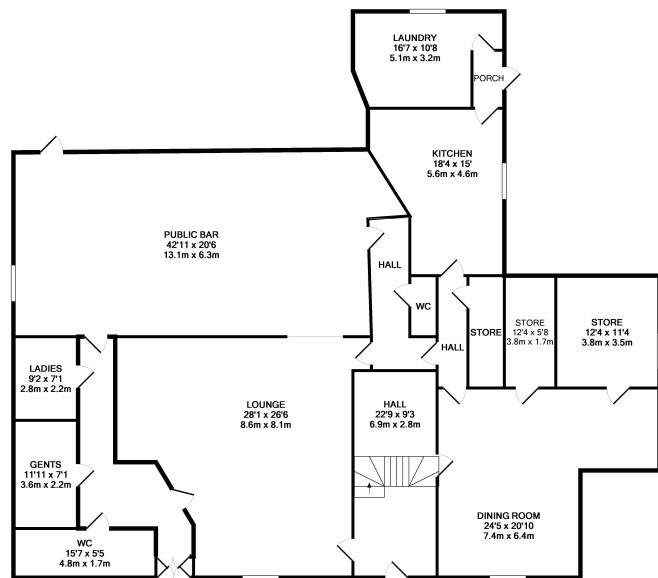
Summary

The sale of the station Hotel offers a rare opportunity to purchase a substantial property in a charming coastal village. New owners could re-establish a thriving and bustling business that could cater to for tourism and the local community.

Alternatively the site could be developed for different uses such as self catering apartments, Air B'n'B or serviced accommodation. It would also be suitable for residential development.

Price

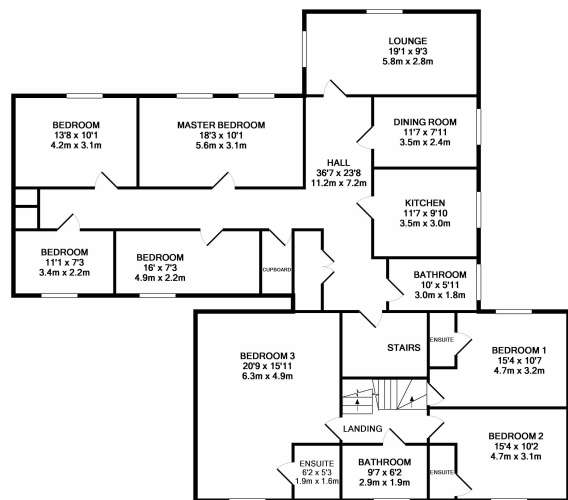
Offers in the region of £250,000 are sought for the heritable property, fixtures and fittings of the hotel.



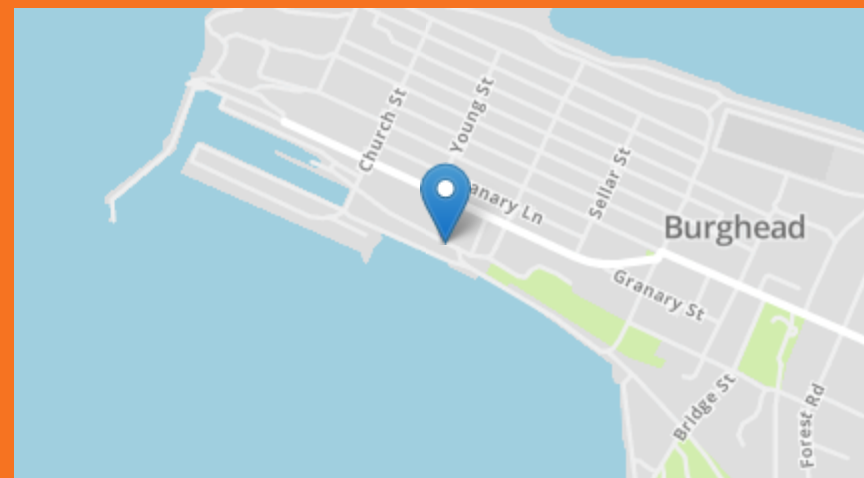
STATION HOTEL, BRANDER STREET, BURGHEAD, IV30
TOTAL APPROX. FLOOR AREA 5856 SQ.FT. (544.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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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