



By The Bay Guest House

Cruden Bay, Peterhead, AB42 0NA

Offers Over £495,000

ccl
PROPERTY



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CCL are delighted to offer the opportunity to purchase a modern 6-Bedroom B&B in the picturesque fishing village of Cruden Bay. Situated in the North East of Scotland, an 8-mile drive from Peterhead, Europe's largest white fish port and a short 30-minute drive from the City of Aberdeen, this family run business benefits from all year-round trading. This area offers a strong tourist footfall with a remarkable 5-star golf course and the 16th century Slains Castle only a short 1km walk from the property.

The property is offered in true walk in condition, with 6 letting rooms all of which have been tastefully decorated and cared for throughout. The owner's accommodation is currently configured to provide the ideal support to a busy B & B and presently comprises two private lounges, two bedrooms, one with an en-suite and a private bathroom; the private lounges were originally configured as bedrooms and can be re configured accordingly. The property benefits from its own private parking and generously sized private garden including large shed and greenhouse . There is a commercial kitchen which features a six burner oven and an electric waste disposal.









The Business

By the Bay guest house is easily managed by the current owners, a husband and wife team who have run the business since 2016.

The four-star accommodation (as awarded by the Scottish Tourist Board) withholds an excellent reputation and strong reviews. Operating all year round the business attracts a lot of tourists. By the Bay is a popular choice for golfers who come to the area to visit any of the many award-winning golf courses in the North East. Being located on the Main Street of Cruden Bay also ideally locates the premises for those visiting the famous Slains Castle, of which it is believed Dracula is based.

Marketing for the business is carried out via the businesses own website (bythebay.scot), along with on third party sites such as booking.com and TripAdvisor. The business is recommended on the Cruden Bay Golf Club website, and features on the VisitScotland site.

On offer at By the Bay are 5 en-suite letting rooms, prices start at £53p/n for single occupancy or £83p/n for double occupancy. Guests are treated to the traditional Bed and Breakfast experience expected of 4 Star accommodation.

Another opportunity lies within the dining room which could be utilized as a non-guest's café or tearoom due to being en-route to the local beach. (The owners have had success with this in the past)

Full trading information will be made available after a formal viewing has taken place.

The Property

By the Bay is offered in true walk in condition with the property having been tastefully decorated and cared for throughout.

Guests enter via the main front door leading into the welcoming reception hallway. To the right is the guest breakfast room and the main staircase leading up to the letting rooms. The breakfast room is a bright space fitted furnished with a variety of tables and chairs, a warm space for guests to start their day.

Through the guest breakfast room is the guest hallway and letting



accommodation, accessed via a separate external front door.

There are 5 letting rooms at By the Bay, all of which boast en-suite facilities. The rooms are configured as 'executive doubles' or 'twins' depending on requirements of guests. Each of the rooms are decorated to a high standard with Freeview TV's, hospitality tray and mini fridge. There is also a 6th bedroom currently utilized as an office space but could be used as a single letting room.

The owner's accommodation is accessed via the rear hallway and comprises of two bedrooms, (one with en-suite) and private lounge. The owner's private bathroom is in the main hallway.

The property has mains water, drainage, and electricity.

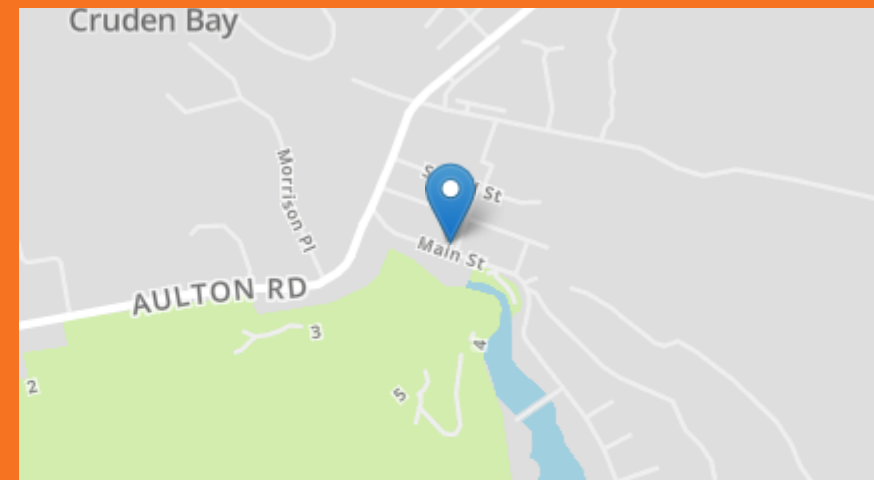
An inventory will be compiled to detail all items of a personal nature excluded from the sale and items subject to lease. This will be available to all parties wishing to offer.

External

The B&B is situated on the main street of Cruden Bay in a semi-detached traditional property. There are two front external doors, one for guests and one giving access to the private owners' accommodation. The private garden is easily maintained as it is laid mostly to slabs with some stone chipped areas with seating and a wooden decked area with BBQ facilities.

Situation

By the Bay Guest House is situated in an enviable location in the village of Cruden Bay. A short 30-minute drive from the City of Aberdeen, named the oil capital of the North Sea and 28 miles respectively to Aberdeen International Airport. Aberdeen offers excellent transport links around the area via bus and rail lines and frequent flights from the airport all over the UK and Europe. Cruden Bay itself sees many visitors year-round due to its seaside location and impressive 5-star golf course. The 16th century Slains Castle is also a short 1km walk from the property where visitors can explore. The village itself offers a variety of facilities including a newsagent, doctor's surgery, primary school, takeaway restaurants, garage and pharmacy.



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