



75 West Church Street | Buckie | Moray | AB56 1BQ

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# 75 West Church Street, Buckie, Moray, AB56 1BQ

- Completely refurbished and modernised
- 9 letting rooms
- Superb beer garden
- Popular Restaurant
- Freehold
- High turnover
- Offers over £575,000

## Summary

The Brig & Barrel: Newly refurbished hotel, restaurant, and bar in Buckie, Moray. Features 9 modern rooms, acclaimed dining, and a popular bar with a landscaped beer garden. Ideal multi-income business opportunity.

## Situation

Located centrally on Buckie's West Church Street, The Brig & Barrel benefits from a prominent trading position along the main commercial road. Surrounding establishments include a mix of residential and commercial spaces, with nearby amenities such as three local primary schools, a secondary school, and a swimming pool and fitness center.

Buckie offers a wide range of amenities, including schools, healthcare services, shops, supermarkets, banks, and a post office. The town is conveniently located off the A98 Elgin to Fraserburgh road, with good vehicular access and excellent road and public transport networks connecting to Aberdeen and Inverness.

As a base for exploring Aberdeenshire and Moray, Buckie offers diverse attractions such as countryside, beaches, golf courses, fishing spots, Whisky Trails, seaside towns, and castles. The area enjoys a thriving tourist trade, with high demand for short and long-stay accommodations.

The hospitality industry in Buckie remains robust, catering to the popular northeast destination market. The Brig & Barrel is strategically positioned to capitalize on this demand for short, weekend, and extended stay accommodations.





## The Business

The Brig & Barrel has been completely refurbished by the current owners to the highest of standards. Since reopening in early 2023, it has become an exceptionally popular hospitality business that trades extremely well, generating high revenues from all three income streams. This highly profitable business also benefits from year-round trading.

Well-supported locally as a food and drinks establishment, the restaurant is busy throughout the year and popular for its freshly produced meals that are on offer from the well-equipped and immaculate commercial kitchen. The public bar and games area are extremely popular with both locals and visitors, benefiting from a constant trade that sees healthy wet sales.

The business also maintains a great reputation for offering immaculate and contemporary accommodation and is a favoured retreat for the many business, leisure, and recreational visitors who frequent the area. Its central location and excellent reputation for both standard and service ensure that the business maintains high occupancy levels throughout the year, while generating high numbers of forward bookings from repeat custom.

This is an easily managed and well-run business that enjoys much repeat custom. The hotel maintains a consistent trade with a strong turnover, while the property is in immaculate condition throughout. New owners will be able to commence immediate trading and benefit from a healthy income across multiple streams.



## Property

Split over two and a half floors, this substantial property is in excellent condition and is immaculately presented throughout, having been refurbished to a very high standard. Offered in true walk-in condition, all rooms boast high ceilings and are tastefully furnished and decorated.

From the front of the property, guests enter the hotel via a double glazed glass panel door. Visitors are presented with a small porch that leads via a further glazed door to the spacious reception hallway with spiralling stairs leading to the upper floors of letting rooms.

From the hall on the right is the relaxing 32-cover contemporary restaurant, while on the left is the 24-cover dining room, which is ideally suited for breakfasts, private dining, and small functions. Both rooms are presented with a variety of free-standing tables and chairs set in spacious layouts and benefit from larger window frontage, providing substantial natural light, creating bright comfortable spaces.

To the rear of the hallway is the relaxing lounge bar, which is presented with a range of comfortable seating and tables, a service bar and coffee point, and multiple flat-screen TVs for all essential sports coverage. Benefiting from its own separate entrance, this is a popular local's bar that includes a separate games area to the rear that houses a pool table and darts board. Leading from the games area is access to the rear beer garden, replete with patio, walkways, pergola, and children's play area.

A large fully equipped and well-maintained commercial kitchen with extensive surface and food preparation areas is located at the rear of the property on the left. The room is serviced by a generous prep room and service area. The ground floor also includes conveniently located ladies, gents, and disabled (with baby changing provisions) WC facilities.

The hotel benefits from 9 comfortable letting rooms located on the upper floors consisting of a mix of accommodations. These bright and contemporary rooms are well-presented and have been individually decorated, providing a stylish finish.



## External

This substantial Victorian building with a rear extension occupies a prominent trading position with roadside presence on the town's West Church Street.

The property is enclosed at the front by a small stone wall with cast-iron railings, behind which stone chippings and a central path present a pleasing first impression. At the rear, there is a substantial landscaped beer garden with a mixture of patio, paved walkways, and grass. There is also a children's play area. There is also a small parking area for 4 cars and a private double garage used by the owner's area located at the rear of the garden. Ample on-street parking is available to the front of the property.







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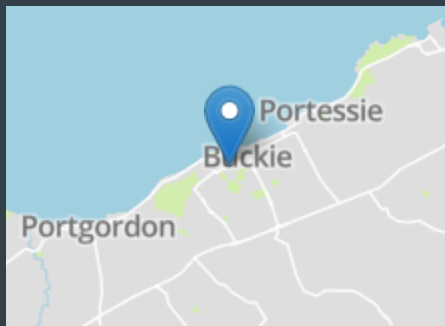
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**Services**

The property has mains electricity, gas, water and drainage, DG, GCH. The property is fully fire compliant and has CCTV coverage throughout the ground floor trading areas.

**Tenure**

The property is held on the Scottish equivalent of Freehold.

**Price**

Offers in the region of £575,000 are sought for the freehold of the property, fixtures, fittings and goodwill of the hotel. Stock in trade will be additional at valuation.

**Trading Figures**

The business has a good mix of income from wet, food and accommodation sales. The business trades very profitably and full trading information will be provided after formal viewing has taken place.

**Summary**

The sale of The Brig & Barrel offers a fantastic opportunity to purchase a high-quality hotel that is trading extremely well across all three income streams. Viewing is highly recommended to truly appreciate the size of the hotel and the exceptional value that it offers.

**Inventory**

An inventory will be compiled to detail all items of a personal nature excluded from the sale. With the exception of the Juke Box, there are no items subject to lease.



Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
392.93 m<sup>2</sup>

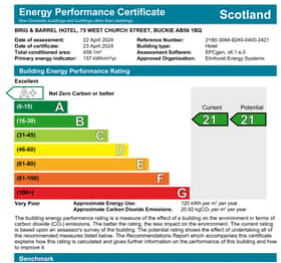
Reduced headroom  
1.77 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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T: 01343 610520

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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 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.