Victoria Bar 1-3 Seafield Square

Rothes, AB38 7AZ

Offers Over £195,000

ccl PROPERTY

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A wonderful opportunity has arisen to purchase a long-established bar with a great reputation in the centre of Rothes in the heart of Speyside and the Malt Whisky Trail. The Victoria Bar is well presented throughout and is a steady performing and attractive business that has been operated by the current proprietors for over 15 years. Offered in true walk in fashion the business comprises a public bar and lounge / games room with pool table and 4 bedroom owners accommodation. The area benefits from a diverse tourist trade and is popular amongst those seeking to explore the areas distilleries.

The Business

The Victoria Bar is a profitable village bar that has preserved a local pub atmosphere and maintains a strong regular trade from an established customer base. It generates consistently high trading margins from 100% wet sales throughout the year yet offers scope to increase turnover by branching into catering and presents potential to develop the premises for a variety of commercial or residential uses.

The bar operates Monday to Wednesday 11:00 am to 11:00 pm, till 11:45 pm on Thursday and Sunday and 01:30am on a Friday and Saturday with the aid of casual staffing support. Hosting regular events such as live sports coverage and the opportunity to introduce regular darts and pool teams that could represent the business in local leagues, could increase trade throughout the week.

This sale presents an excellent opportunity for new owners to commence with immediate trading of a profitable and well-run business while establishing their own reputation. Revenue could easily be increased by offering a catering element to the business.
The Victoria Bar is located directly on the North Coast 250 route and ideally placed to benefit from the influx of tourists coming to experience the stunning scenery.

The Property

The property has been maintained to a high standard and presented in a traditional fashion with a décor that creates a warm and homely feel. Presented over two floors, all public areas together with cellar are located on the ground floor while the owner's accommodation has one bedroom on the ground floor and three on the first. The Victoria Bar is offered in true walk in condition ready for a smooth hand over and the immediate commencement of trade by perspective buyers.

The main entrance is from Seafield Square into the spacious public bar which benefits from a second entrance at the side of the property. The room is set with a range of free standing tables and chairs, a well-equipped and impressive solid wood service bar with complimentary counter and stools At the rear of the bar is a separate lounge/games area which contains a pool table and dart lane, a juke box, games machine and a large flat screen TV for all essential sports coverage. Male and female toilets are located at the rear along with access to the enclosed patio and smoking area. There is a good-sized beer cellar with refrigerated barrel storage and adequate storage. The cellar also provides internal access to the owner's accommodation.

The attractive owner's accommodation has a private entrance from Seafield Square which opens into the main hall. To the right is a large double bedroom. Internal carpeted stairs leads to the first floor which is presented to a high standard with a contemporary colour scheme. The accommodation comprises a large lounge, a well-appointed kitchen diner, two double bedrooms, a single bedroom and a large family bathroom.

External

There is a single garage and store. Enclosed patio area with side entrance from the main street.

Situation

The Victoria Bar occupies a prime location in the centre of

the Speyside village of Rothes. Rothes occupies an excellent location for enjoying outdoor pursuits particularly hunting and fishing. The village is home to four whisky distilleries and forms part of the famous Whisky Trail. The proximity to the River Spey and surrounding local estates ensures fishing and hunting are both popular and attract many visitors to the area. General outdoor activities including walking, cycling and golf are also popular with visitors drawn to the natural scenery in the area. Rothes offers basic village amenities including a primary school, medical practice and a number of local shops. Elgin is the principal town in Moray and lies 10 miles north of Rothes, it offers a wider range of conveniences including supermarkets, leisure and medical facilities. Elgin also offers a bus terminal, train station and road links along the A96. The A95 just south of Rothes provides access to the A9 providing the main access through central Scotland. Inverness and Aberdeen are both accessible and offer the facilities of a major city including international airports.

Services

The property has mains water, drainage, electricity and gas.

Tenure

The property is held on the Scottish equivalent of Freehold.

Trading Figures

Full trading information will be provided after formal viewing has taken place.

Summary

Prospective purchasers would gain a profitable business in an attractive location that supports a similar trading performance year or year. There is however room to increase trade and in turn revenue. Viewing is highly recommended to truly appreciate the size and value of this substantial

Price

Offers in the region of £195,000 are sought for the heritable property, fixtures, fittings and goodwill of the hotel. 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. There are no items subject to lease.

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