



# The Brae Hotel

Ref: 5244928

Brae, Shetland, ZE2 9QJ

Freehold: £830,000

35 Bedroom Seaside Hotel

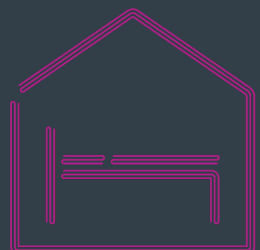
Bar, Restaurant & Function Room

Busy Seasonal Trade

Confirmed Bookings up to 2025.

Staff accommodation available

Energy Rating G



The hotel is a detached two storey property overlooking a small bay, in the community of Brae on Shetland. A very popular hotel with a wide customer base it has 35 bedrooms, function room and popular public bar.





## Location

The community of Brae is situated on the main Shetland island, approximately 23 miles north west of Lerwick, the Shetland Islands' main population centre. The Shetland Islands are situated 150 miles north of the Scottish mainland in the North Sea. Shetland is a popular destination for cruise ships, and in 2010 the Lonely Planet guide named Shetland as the sixth best region in the world for tourists seeking unspoilt destinations. The community of Brae is located 44 miles north of Sumburgh, the island's principal airport. The main ferry terminal with services to Kirkwall and Aberdeen, is situated in Lerwick. Loganair provides regular flight services to Shetland from Aberdeen, Edinburgh, Glasgow, Inverness and Manchester.

## Internal Details

The hotel is accessed via an entrance vestibule including an internal automatic sliding door, which leads to an open plan reception lounge with check in desk. Accommodation includes:

Reception Lounge, Snooker Room, Restaurant (50), Cocktail Bar (20), Public Bar - The Northern Lights, Commercial Kitchen, Function Room (100 seated), Cellar and Laundry Room.

## Ground Floor

## Staff

Staff information will be provided to seriously interested parties.



## Letting Accommodation

The hotel has a total of 35 letting bedrooms. Nine are located on the ground floor and include an accessible en suite room, with 26 bedrooms situated on the first floor. All rooms are fitted to a similar standard throughout with en suite bathrooms, colour televisions and tea and coffee making facilities. There are two single rooms, six double rooms and 27 twin rooms.

## External Details

A surfaced car park is available to the immediate front of the hotel, with additional parking available at the side of the property to include an accessible parking space.

## Fixtures & Fittings

All fixtures and fittings required for the on-going operation of the hotel will be included within the sale as a going concern.

## Business Rates

The Rateable Value is £33,000 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the local Authority.



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### Other Property

To the rear of the hotel there are three houses, currently occupied by staff members.

The houses are also available for sale via separate negotiation. Each house has three bedrooms, lounge, kitchen and bathroom. Further details, to include asking prices and photos, are available on request.

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### The Opportunity

The Brae Hotel trades as a well maintained 3 Star hotel with excellent occupancy rates throughout the year. The business benefits from a good mixed customer base offering good quality all year round trade. The Brae Hotel's location make it perfect as being a place for a one night's stop over when heading to the northern islands or even as a base for a longer stay on Shetland

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### Trading Information

Full trading accounts will be made available to seriously interested parties once a formal viewing has taken place.



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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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