



# Station Hotel Portsoy

Ref: 5245035

18-22 Seafield Street, Portsoy, AB45 2QT

Freehold: OIEO £450,000

Popular Bar, Restaurant & Function Room

15 Letting Bedrooms

Large Function Room with own bar and access

Outside Yard and buildings with potential

Retirement Sale - same ownership for 20 years

EPC Rating G



The original stone part of the hotel dates back to 1859 but the property has been extended and is now a substantial multi-faceted hospitality business.

In addition there is a large outside yard area with various outbuildings currently used for storage but with further potential.



### Location

The popular Aberdeenshire town of Portsoy is located on the A98 between Cullen and Banff on the Moray Coast, with Aberdeen approximately 50 miles to the south east and Inverness 65 miles to the west.

The town swells with tourists and day trippers during the summer months. The 17th Century harbour attracts many visitors as does the annual boat and the folk music festivals. Portsoy has had adverts and films made here, including some of the last season of Peaky Blinders in 2021 and harbour shots in the remake of Whisky Galore in 2016. The area is famous for whisky distilleries, golf courses, wildlife and walking and the cycle route.

The hotel is seen as the centre pin of the local community being located on the main street running through Portsoy. It is well placed for passing trade.

### The Opportunity

The owners wish to retire after 20 years and have run the hotel smoothly and successfully but feel there is significant growth potential in the business for a younger more energetic owner.

### Internal Details

- Hotel lounge and restaurant incorporating a reception area
- Public Bar
- Games Room with additional seating
- Function Suite (cap. 125) - with separate bar and toilets

The public bar, restaurant and function room each have separate customer entrances.

### Development Potential

The large yard and various outbuildings are currently used for storage but could be developed into additional accommodation or other commercial uses subject to the necessary consents.







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### Trading Information

Turnover for the 12 months to end of September 2023 estimated in excess of £600,000.

Turnover for year ending March 2024, likely to be c.£600,000 with healthy gross and net profits.

Full Trading Profit & Loss Accounts will be provided to suitably qualified parties at the time of organising a formal viewing.

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### Staff

Staff would transfer under TUPE regulations in the normal way.

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### Letting Accommodation

The letting accommodation has 13 letting bedrooms and one two bed family suite.

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### Owner's Accommodation

Previously the owners occupied the family suite as owners accommodation but it is now used as letting accommodation.





## Customer Due Diligence Checks

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## Contact

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

### Gary Witham

Director - Hotels

M:+44 7712 198 834

E:gary.witham@christie.com

Edinburgh



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