



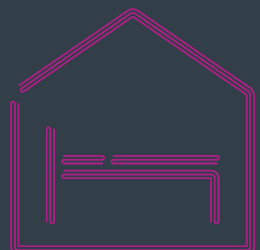
Loch Kinord Hotel

Ref: 5245044

Ballater Road, Dinnet, Royal Deeside, AB34 5LW

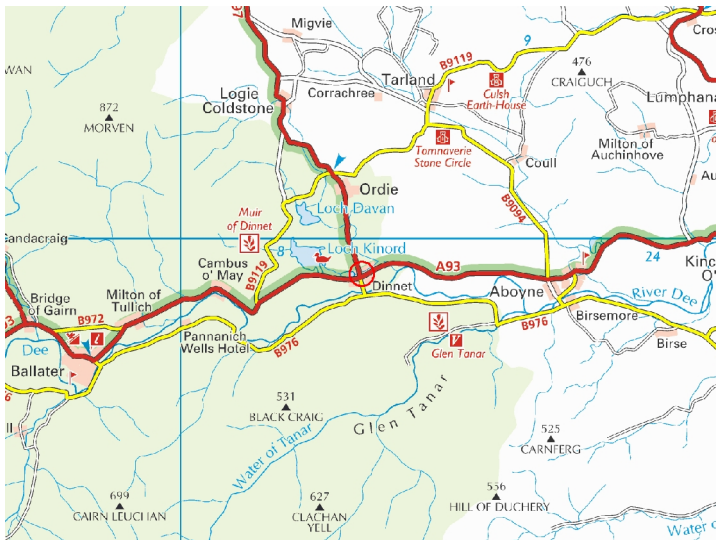
Freehold: £1,250,000

Prominent Roadside Hotel with Restaurant
21 Ensuite Individually Designed Bedrooms
Function Room and 3 Bed Staff Accommodation
Profitable with further potential
7x2 bed s/c lodges – available separately
EPC Rating B



In the heart of Royal Deeside within easy reach of the Balmoral Castle, Ballater and Braemar this small stylish Victorian hotel sits in a prominent roadside location.

Offering stylish boutique ensuite bedrooms the family run hotel focuses on residents for its restaurant and bar service offering with tailored service for outside guests enabling it to operate profitably throughout the season. The owners are selling after 26 years in charge of this excellent hospitality business.



Location

Prominently situated in the small village of Dinnet on the A93 Aberdeen to Braemar road, close to its junction with the A97 the hotel is an excellent base for exploring both the Cairngorms National Park and Royal Deeside.

Balmoral, Ballater and Braemar lie to the west with Aboyne, Banchory and Aberdeen to the East. As well as the tourist draw of Balmoral Castle and the Braemar Games the area is well known for walking, cycling, golf and fishing on the River Dee.

The hotel backs on to the Muir of Dinnet Nature Reserve and walking around Loch Kinord is also easily accessible.





Internal Details

Entrance and reception area

Whisky Bar and Residents Lounge

Restaurant with access to large garden area

21 ensuite letting rooms

Separate 3 bed staff lodge

Self contained function room (capacity 65) with own bar and toilet facilities.

Large Kitchen

Rational six grid combi oven

Six plate induction hob

Modern bench fridge / freezers

Letting Accommodation

3 x Master Rooms with four poster beds and whirlpool spa tubs

2 x Family Room (each sleeping three)

8 x Balcony Superior Double/Twin Rooms

6 x Standard Double /Twin Rooms

2 x Single Rooms



Fixtures & Fittings

All fixtures and fittings are included in the sale apart from any personal items.

Regulatory

Premises Licence



Services

The hotel benefits from a biomass heating system and associated RHI income which will form part of the sale.

Business Rates

The Rateable Value as at 1 April 2023 is £34,000. Confirmation of actual rates payable can be obtained from the local Authority.



Trading Information

Trading Profit and Loss Accounts will be provided to suitably qualified parties at the time of viewing.

Tenure

Freehold

Staff

All staff would transfer under TUPE in the normal way.

External Details

Lodges (available separately)

- 7 x 2 bed

- 1 x 3 bed



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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