



# The Redgarth

Ref: 5265434

Kirk Brae, Oldmeldrum, Inverurie, AB51 0DJ

Freehold: £850,000

Restaurant & Bar

6 Ensuite Letting Rooms

Strong Financial Performance

Dining Room, Private Garden & Car Park

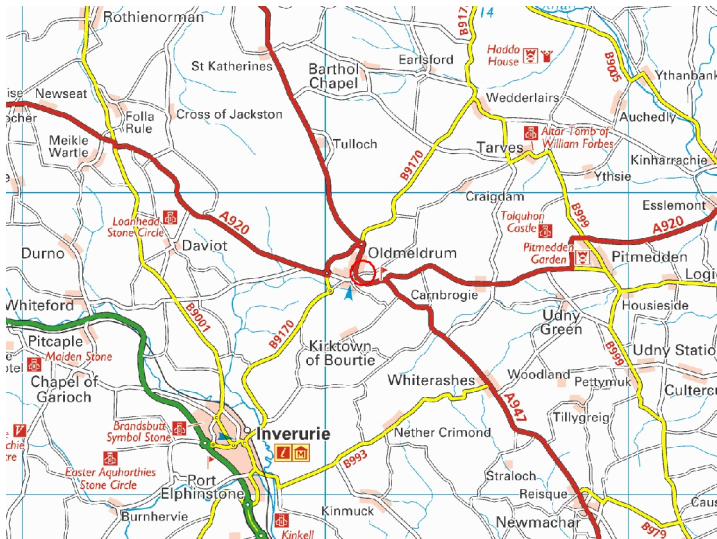
Fully Fitted Commercial Kitchen

EV Charger, EPC Rating G



An excellent opportunity to acquire a historic well performing business in the in the Scottish Highlands with a long trading history.

Our clients have owned the business for 34 years and are now reluctantly selling due to retirement. The Redgarth would be well suited to an owner operator, family business or could compliment an existing portfolio due its high level of turnover.



### The Opportunity

An excellent opportunity to acquire a well performing business situated in the picturesque town of Oldmeldrum, Inverurie. The business has built a great reputation welcoming both locals and tourists. Our clients have owned the business for 34 years and are now reluctantly selling due to retirement. The Redgarth would be well suited to an owner operator, family business or could compliment an existing portfolio due its high level of turnover.

The business currently trades as a restaurant and bar, with six letting rooms each with their own unique look. The bar pours local beer, cask ales and drams from the local distillery, and the restaurant offering dishes ranging from seasonal Scottish specials to fish and chips. All are prepared by a team of well-established skilled chefs.

The Redgarth boasts exceptional reviews across online platforms such as Google, TripAdvisor, Booking.com and Facebook.

### Location

Oldmeldrum (commonly known as Meldrum) is a village and parish in the Formartine area of Aberdeenshire, not far from Inverurie in North East Scotland. With an expanding population of 3120, Oldmeldrum falls within Scotland's top 300 centres of population. Oldmeldrum is home to one of the oldest whisky distilleries in Scotland, Glen Garioch, which was built in 1797. Local industries are agriculture and engineering services connected to the oil industry in Aberdeen.

To the north of the village is Meldrum House, a mansion and castle built in the 17th Century, and which is now a hotel and golf course. Oldmeldrum Town Hall was completed in 1877.

To the east of the village is the Oldmeldrum Golf Club. Founded in 1885, its 14th fairway contains a rock where John Comyn, Earl of Buchan is said to have lain and lamented his loss to Robert the Bruce at the Battle of Barra. Also to the east of Oldmeldrum is the ruined Tolquhon Castle which is noted for its highly ornamented gatehouse. The castle was built between 1584 and 1589 and is now maintained by Historic Scotland; the castle is open to the public during the summer months.

The town of Oldmeldrum commands wonderful views over the Eastern Grampians, including the Bennachie range of hills. It is surrounded by castles, stone circles and golf courses and being centred on the North-East 250 tourist trail is very popular with visitors.

Just outside Oldmeldrum, there is a wide range of activities from archery, to water zorbing, to 4x4 blindfold driving. The on-site Lochter Fishery is host to three lochs – Muckle, Trout, Osprey and Heron, and together there is approximately 20 acres of fishing.

With so many transport options, Aberdeen and Aberdeenshire have never been easier to get to. Aberdeen can be reached by road, rail, sea or air and when you get here Aberdeenshire is easily accessible by public transport, taxi or car. As the gateway to the Highlands, and only a 2.5 hours' drive to Edinburgh or Glasgow, Aberdeen and Aberdeenshire are the perfect point to start visitors Scottish journey.

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## Internal Details

The bar and restaurant is situated at ground level and can accommodate for around c.60 via a mixture of moveable tables and chairs, as well as fixed seating. A modern dining room with moveable tables and chairs can accommodate c.40 guests and is used for breakfasts and private events.

Located at ground floor to the rear of the building is a fully fitted commercial kitchen, boiler room, cellar and office. Male and female toilets are also situated on this level within the main bar/restaurant area.

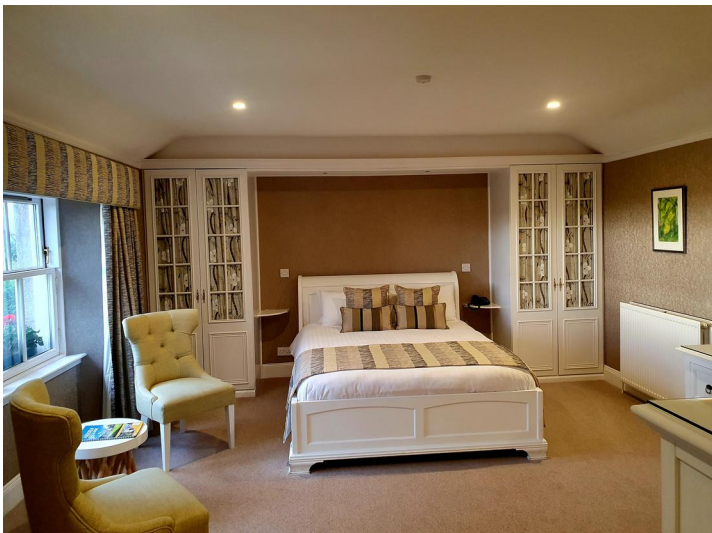
A private internal staircase gives access to the accommodation located on the first floor.



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## Fixtures & Fittings

All fixtures and fittings will be included in the sale. Any personal belongings owned by the current owners will be removed before the sale.



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## Letting Accommodation

The letting accommodation is located on the first floor and accessible for guests via a separate entrance.

Beech Room - Deluxe Double Room

Cherry Room - Traditional Twin Room or Super King

Yew Room - Executive Double Room

Hawthorn Room - Double Room with Sitting Area.

Oak Room - Deluxe Double Room

Ash -Deluxe Double Room with Balcony.

All rooms are ensuite and finished to a very high standard, with each room having its own unique elements and tastefully designed with no expense spared.

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**Staff**

All employees will transfer with the sale under TUPE.

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**Trading Information**

Full Trading Profit & Loss Accounts will be provided to seriously interested parties after a formal viewing.

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**External Details**

Beautifully landscaped gardens house a snug heated smoking area that can be used all year round seating c.10 people, accompanied by a selection of picnic tables for c.24 people.

A large carpark to the front has the capacity of c.30 cars.

2 x 22 kw electric chargers installed in rear carpark for use by patrons.

There is sufficient area to rear of premises for further development.



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**Business Rates**

The Rateable Value is £25,500 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the local Authority.

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**Regulatory**

Premises License



## 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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Edinburgh



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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