



The Old Mill Inn

Ref: 5265441

7 Brodie, Forres, IV36 2TD

Freehold: Offers Over - £495,000

Restaurant with Rooms

5 Ensuite Rooms, AA Rosette Multi Award Winner

Award Winning Restaurant & Function Room

3 Bedroom Owners' Accommodation

Fully Fitted Commercial Kitchen,

Staff Accommodation, Energy Rating G



A fantastic opportunity to own the multi-award winning The Old Mill Inn in Brodie, Forres.

The Mill was built in the late 1800's as Victorian Corn Mill and rebuilt in 1905 to make room for the current building. During the Mid 1950's the Corn Mill was closed and the building was converted into hospitality premises as The Old Mill Inn. During the early 1970's The Old Mill Inn developed a reputation for fine foods. The current owners acquired the business in 2018 and have revitalised the Inn with the character and charm to create a contemporary 4 Gold Star restaurant with rooms, with a reputation for fine food. The premises are fully licensed, including a large beer garden area as well as a large car park at the rear.

The Old Mill Inn is a family owned and run business which carefully balances high quality standards with a personal touch.



Location

The Old Mill Inn is 3.5 miles from Forres in Moray, which is situated just off the A96, around 23 miles east of the Highland capital Inverness and 12 miles west of the historic Cathedral city of Elgin. A Royal Burgh since 1140, Forres is one of Scotland's oldest towns and steeped in history.

The Victorian seaside town of Nairn in the Highlands is 6.4 miles from the Inn. The Old Mill Inn is in walking distance from the historic Brodie Castle. The area is fashionable as a residential location but is also popular with tourists. Forres makes a great base to explore the beautiful Moray Firth region which has something for everyone's taste; historical monuments, museums, Castles, and a legendary concentration of Whisky distilleries. The town has a long-established history with Whisky distilling and is located on the world-famous Speyside Malt Whisky Trail. Dallas Dhu Distillery, which lies just south of the town and although is no longer in production, it is maintained in working order by Historic Scotland and is a fascinating visit. Benromach Distillery is an active distillery with a visitors' centre and is located just off the Forres bypass.

The town has a popular 18-hole golf course plus many excellent links courses within a short drive. The Findhorn river is nearby and is very popular for salmon fly fishing, which attracts a large clientele during the fishing season from March to September.

The Opportunity

Our clients have owned the Old Mill Inn since 2018 and are selling to focus on other business interests. The Inn has been trading very profitably to date and now an opportunity exists to grow the income further. This presents an excellent opportunity for an owner operator or couple to continue the business, this also may suit a chef looking for their first hospitality business, or an addition to their current portfolio. There is also scope to increase the number of letting rooms on the property. The Inn successfully trades throughout the year, closing briefly in early January for maintenance.

The Inn offers excellent accommodation, food and drinks and is well placed to offer stays to those seeking outdoor adventures or relaxation amidst stunning Scottish scenery, fishing, golfing, hiking and walking.

- Booking.com Travel Review Award 2023/2024
- AA Rosette Culinary Restaurant Winner 2024
- AA Rosette Restaurant with Rooms Winner 2024
- AA Rosette Culinary Excellence 2021- 2024
- AA Restaurant with Rooms 4 Gold Stars 2021- 2024
- Visit Scotland Taste Our Best Award 2021-2024
- Visit Scotland 4 Stars Restaurant with Rooms 2021-2024





Internal Details

Upon entering the business there is a small vestibule area with a reception desk for hotel guests and a separate entrance for the restaurant.

Hearth Restaurant

A cosy and intimate restaurant with traditional wooden beams and a mixture of loose wooden tables and upholstered chairs that can cater for c.60 covers.

Hearth includes two special function spaces, The Mill Room and The Muckle Room which provide a fabulous backdrop to special celebrations, whether it be a family birthday, a wedding reception or a corporate event. They are both flexible spaces that can accommodate c.40 guests.



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.

Trading Hours Restaurant

Monday & Tuesday
Room Guests Only

Wednesday - Saturday
5.00pm to 8.30pm

Sunday
12.00pm to 3.00pm
5.00pm to 7.00pm

Staff

The business is being sold as a going concern and staff will be transferred under TUPE Regulations.



Trading Information

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



Letting Accommodation

All rooms are decorated to a high standard making use of antique furniture combined with modern features and facilities, which give each room a bespoke character and decorated to a high standard.

Room 1

Superior double room with ensuite

Room 2

Superior double room with ensuite

Room 3

Superior double room with ensuite

Room 4

Classic double room with ensuite

Room 5

Classic double room with ensuite

Room revenues have shown significant growth year on year, with many repeat clients, returning each year.



Business Rates

The Rateable Value is £25,000 as of 1 April 2023. Confirmation of actual business rates payable should be obtained from the local Authority.

Regulatory

Premises Licence



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:

Simon Watson

Business Agent - Hospitality

M:+4477 5455 9534

E:simon.watson@christie.com

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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