

FOR SALE

Well Situated 11 Bedroom Boutique Guest House



No. 45, 45 Braemar Road, Ballater, AB35 5RQ
Offers over £925,000

Find out more at
www.g-s.co.uk

- **Well situated, 11-bedroom boutique Guest House**
- **Prominent plot in the highly popular tourist destination of Ballater**
- **Seamlessly blends Scottish traditional features with modern design**
- **Charming property with a stellar reputation**
- **Profitable lifestyle business perfect for owner occupiers**
- **One bedroom self-catering cabin in the garden**



INTRODUCTION

No.45 is situated in the picturesque Royal Deeside, offering a stunning Victorian Granite House built in 1890. Set on a prominent acre plot with a south facing walled garden the property offers a true sense of Highland tranquillity. Formerly run as the Deeside hotel this spectacular property has been showing off the best of Scottish hospitality for decades.

No.45 has retained its charming original features including open fires and a pine staircase. Each of the 11 bedrooms has been sympathetically modernised boasting Scottish style whilst offering guest the perks of modern hospitality. The property also benefits from a quaint resident's lounge, a drawing room and a breakfasting conservatory overlooking the beautiful mature garden.

The Guest House is set in the Victorian Village of Ballater, at the eastern gateway to the Cairngorm National Park. Ballater is well known for its close proximity to Balmoral Castle, the summer residence of the Royal Family. Ballater is 42 miles West of Aberdeen and 65 miles North of Perth. This remarkable guest house offers well-presented accommodation which seamlessly blends Scottish traditional features with contemporary comforts to provide a memorable visit.

The property also hosts a bright and airy self-contained cabin in the garden which is rented separately and three bedroom self-contained owners accommodation.

The Guest Houses exterior is immaculately presented and benefits from an inviting entrance oozing charm and character. Its interior is equally delightful, combining rustic elements with modern design to create an atmosphere of relaxed sophistication.

From a business perspective, No.45 offers a great opportunity to run a lifestyle business in the thriving tourist area of Ballater. The property already benefits from a stellar reputation and a loyal customer base, attracting visitors from near and far throughout the year. The attention to detail and charm means the property is attractive to a wide range of customers future proofing the business. The sale is due to the owners retiring.

ACCOMMODATION SUMMARY

Letting Accommodation

- 4 x Zip link Super King rooms with en-suites
- 4 x King Rooms with En-suites

- One bedroom Open-plan self contained cabin

Public Accommodation

- Safari lounge
- Residents Lounge
- Breakfasting Conservatory

Service Areas

- Commercial Kitchen
- Prep Dishwasher Area
- Stores
- Large Office
- Beer/ Wine Cellar

Outside

- Double Garage/Workshop
- 2 x Sheds
- Large Wood Store
- Larger Car Park With Space For 16+ Cars
- EV Charge Point Controlled by MyEnergi App

Owners Accommodation

- Three bedroom, one with en-suite
- Family bathroom
- Large south facing living room

TRADE

The Turnover of the business was £196,000 in 23/24. Further information for the business will be shown to seriously interested parties following a formal viewing.







STAFF

TUPE regulations will apply to all members of staff.

SERVICES

LPG gas, mains drainage, electricity and water are all connected to the property. There is a zonal fire alarm system.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC rating is F.

RATEABLE VALUE

Rateable value is £10,000, effective date 01/04/2023

TENURE

Heritable (Freehold Equivalent) Interest of the Guest House.



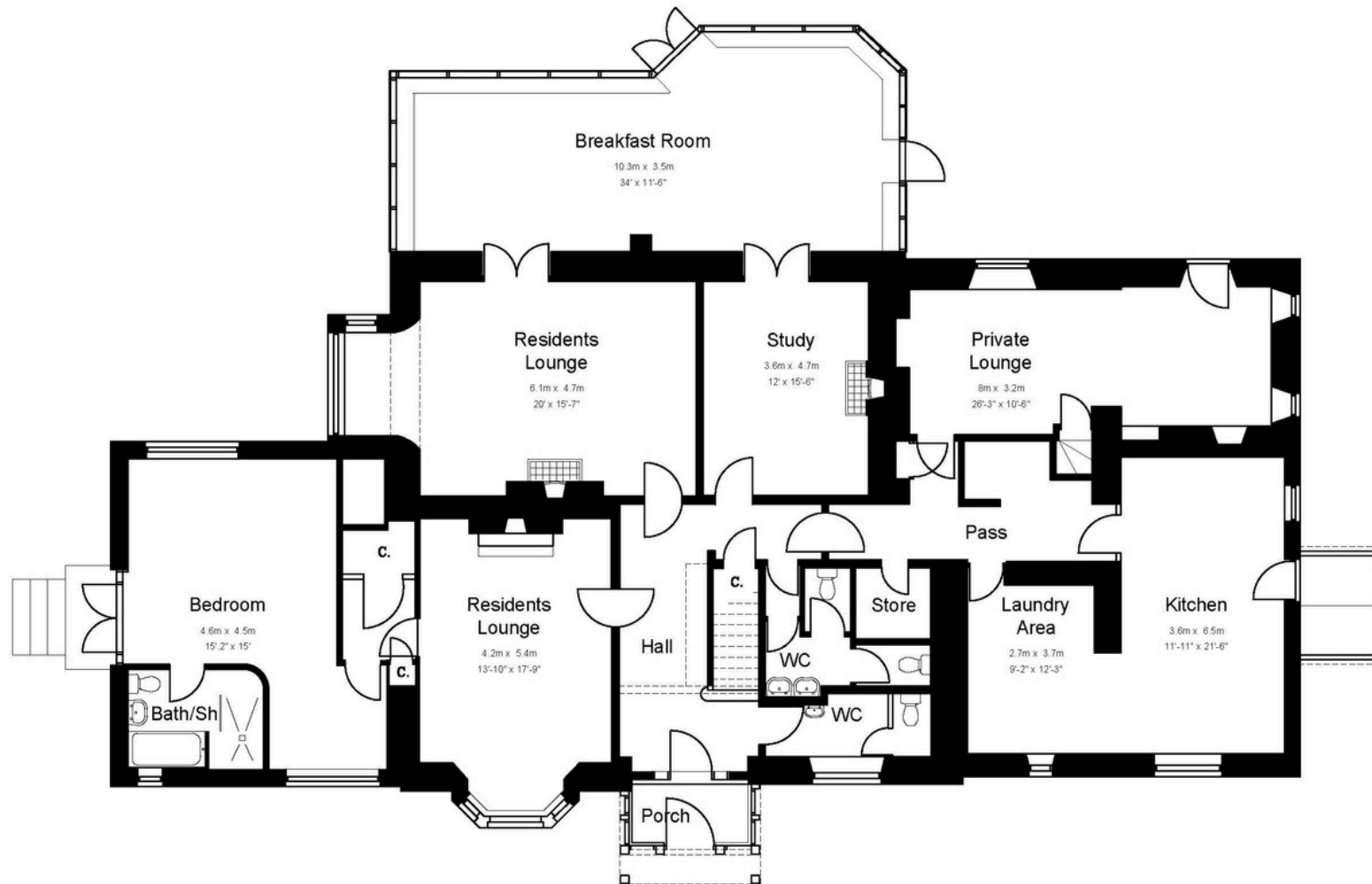
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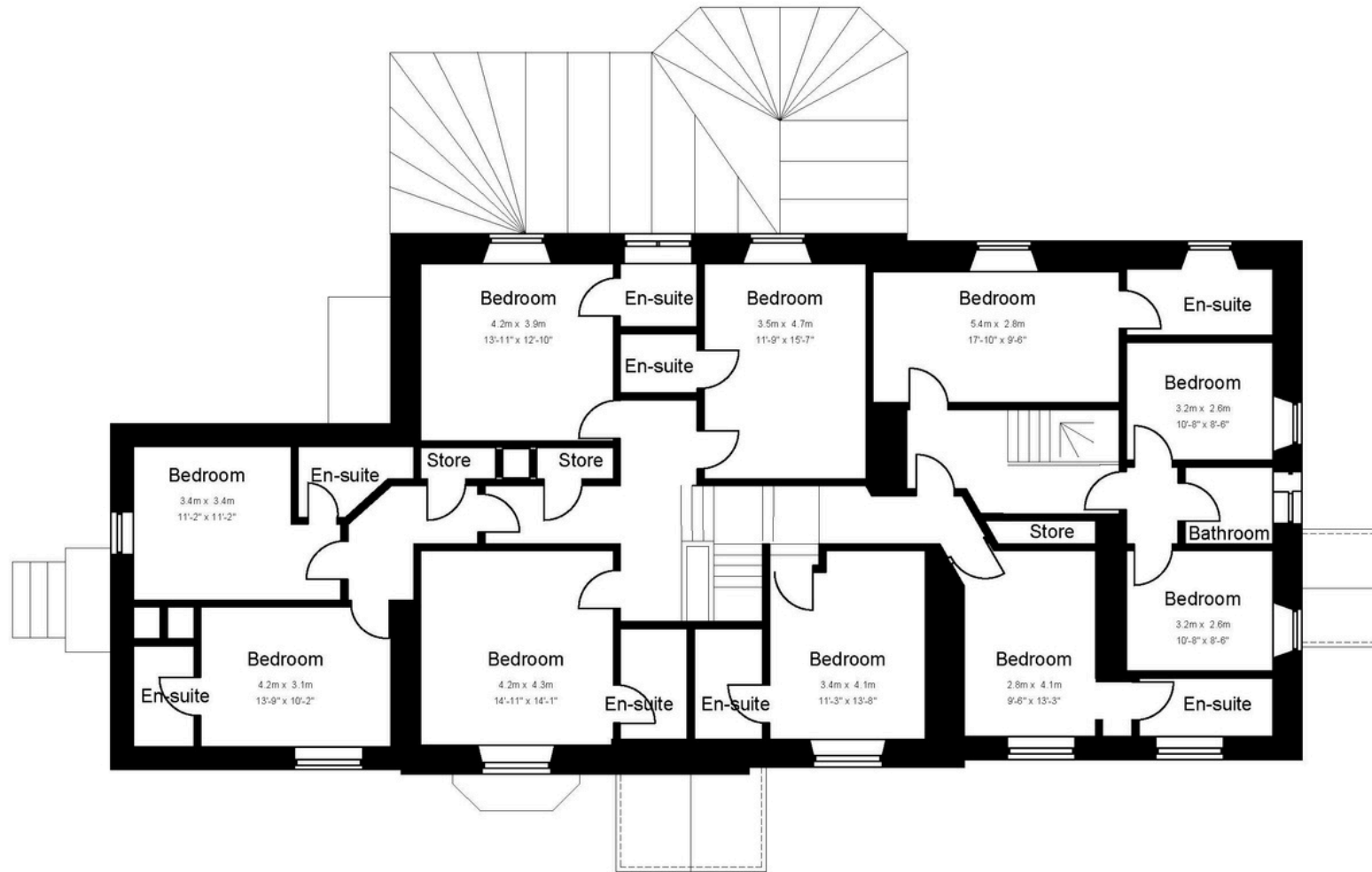




GROUND FLOOR PLAN EXISTING



Not to Scale - For Illustrative Purposes Only
 Approximate Gross Internal Area - 297 SQM / 3200 SQFT.
 All measurements including doors and windows are approximate and should be independently verified.



FIRST FLOOR PLAN EXISTING



Not to Scale - For Illustrative Purposes Only
 Approximate Gross Internal Area - 238 SQM / 2570 SQFT.
 All measurements including doors and windows are
 approximate and should be independently verified.

PRICE

Offers over £925,000 are invited for the heritable (freehold interest) interest in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry.

FINANCE / BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham and Sibbald, 233 St Vincent Street, Glasgow, G2 5QY

To arrange a viewing please contact:



Peter Seymour
Director of Hotel & Leisure
Peter.Seymour@g-s.co.uk
07967 551 569



Emily Hewitson
Licensed Trade Agent
Emily.Hewitson@g-s.co.uk
07795 518 627

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: June 2024

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.