

FOR SALE

Lovely 16-bedroom Licenced Hotel on Moray Firth Coast



The Marine Hotel
2 Marine Place, Buckie, Moray, AB56 1UT

Offers over £350,000 - Freehold

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

- **Lovely 16-bedroom Licenced Hotel on Moray Firth Coast**
- **Wonderful location overlooking the sea**
- **Good range of public bar; restaurant & function facilities**
- **Strong F&B trade on t/o over £200,000 - y/e March 2022**

INTRODUCTION

The Marine Hotel is situated in the town of Buckie, on the Moray Firth coast. The Moray Firth is best known for its resident population of dolphins and is in turn one of the best places in Europe to see them. This wonderful coastline of the North Sea provides a wealth of wildlife-watching opportunities – drawing in nature lovers year-round. Buckie itself is a busy town being the fourth largest community in Moray Speyside, with its own large harbour and marina. The draw of the stunning sights across the Moray Firth coast brings visitors to Buckie' Spey Bay, a glorious spot to observe dolphins, otters, and ospreys.

The Marine Hotel itself is located on Marine Place, an ideal location for tourists with many activities readily available such as distillery tours, a game of golf at one Moray's famous courses and sea trips offered by Buckie's local harbour to view the 'local' sealife.

The hotel has 16-letting bedrooms along with a great range public areas for guests, such as public bar, restaurant, and function room. Outside, to the rear of the hotel, there is good sized beer garden.

The sale of The Marine Hotel provides the opportunity for a new owner to acquire a lovely hotel in a popular coastal destination with the potential to develop the business by making improvements to the hotel to attract new tourist trade.

THE PROPERTY

The Marine Hotel is constructed in stone under a pitched slate-covered roof with dormer windows. The hotel has been extended in previous years with the addition of the next-door property, expanding the letting accommodation and ground floor public areas.





ACCOMMODATION SUMMARY

The hotel's accommodation is set over 2 principal floors and can be summarised, briefly, as follows: -

Public Areas

- Reception
- Restaurant (40)
- Public bar (30)
- Function Room (80)

Letting Bedrooms

16 Letting Bedrooms to sleep 32.

- 12 x Double
- 3 x Family
- 1 x Single

15 ensuite bedrooms, 1 bedroom with separate shower.

Service Areas

- Commercial kitchen
- Range of stores

Outside

- Beer garden to rear

TRADE

The Marine Hotel at present trades as a 2-star hotel with strong food and beverage sales, with accommodation income mainly through workers from the oil and fishing sector.

Accounts for the y/e 31st March 2022 show a good turnover of £266,335 (net).

Accounts will be provided to genuinely interested parties, preferably after viewing of the property.





STAFF

TUPE regulations will apply to all staff.

LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating.

ENERGY PERFORMANCE CERTIFICATE

The Marine Hotel – EPC Rating – TBC

The EPC is available upon request.

RATEABLE VALUE / COUNCIL TAX

The Marine Hotel - Current Rateable Value £25,000 (1st April 2023)

TENURE

Heritable (Scottish Equivalent of Freehold)

EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.

PRICE

Offers over £350,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price 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

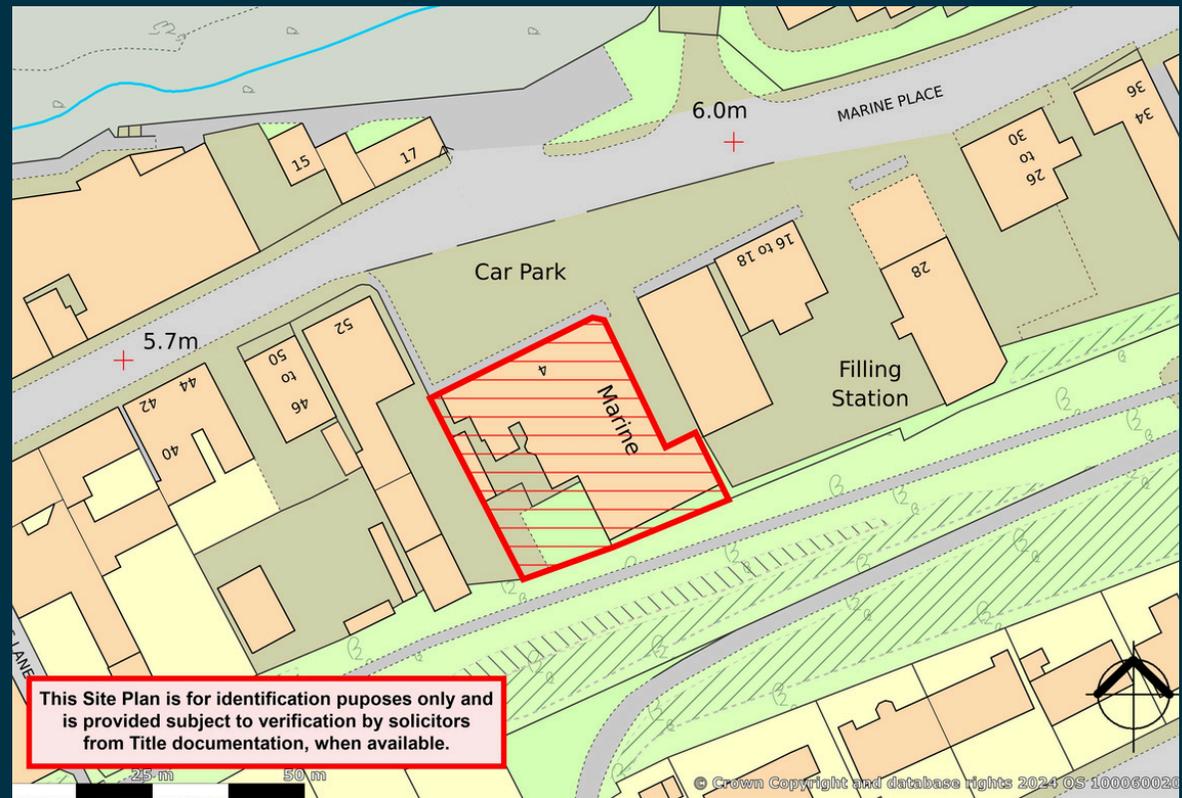
To arrange a viewing please contact:



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



Katie Tait
Hotel + Leisure Agent
Katie.Tait@g-s.co.uk
07500 423 941



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: July 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.