

FOR SALE

Fantastic Opportunity to Buy an Iconic Hotel in Shetland



Brae Hotel

Brae, Shetland, ZE2 9QJ

Offers Over £650,000 - Freehold

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

- **Fantastic Opportunity to Buy an Iconic Hotel in Shetland**
- **Elevated Position with Enviably Views across the Voe and the secluded picturesque landscape**
- **Charming 35 en-suite letting rooms in the village of Brae**
- **Characterful Public Bar with a separate restaurant and coffee lounge**
- **Separate events space**

INTRODUCTION

The Brae Hotel is a charming 35-bedroom establishment situated in a prime trading position in the village of Brae. Boasting breath-taking views across the Voe to the picturesque Shetland countryside, this is a remarkable opportunity to acquire a thriving hotel with excellent owners' accommodation.

The hotel features 35 well-appointed en-suite bedrooms, a bright and spacious restaurant, a welcoming lounge bar, and a separate public bar. Additionally, it benefits from a generous event space that can accommodate up to 120 guests, offering stunning panoramic views across the bay.

With its warm and inviting atmosphere, The Brae Hotel is a true gem, presenting the new owner with a seamless, turn-key operation.

The property itself is a detached, two-story building with wood panelling. The roof is covered in Sarnafil.

As shown on the appended plan, the hotel's location is highly desirable. From a business perspective, this is a fantastic opportunity for the right owner to build upon an already well-established boutique destination. With the current owner preparing for retirement, they leave behind a truly exceptional business.



Events Suite



Resident's Lounge



Resident's Lounge



Northern Lights Bar



Northern Lights Lounge

ACCOMMODATION SUMMARY

Public Areas

- Residents Lounge (20 covers)
- Restaurant (50 covers)
- Cocktail bar (20 covers)
- The Northern Lights Public Bar (capacity for 50)
- The Northern Lights Lounge (capacity for 50)
- Snooker room
- Function room (120 capacity)

Letting Bedrooms (all en-suite)

- 22 x Twin rooms
- 9 x Double rooms
- 3 x Single rooms
- 1 x Accessible room

Service Areas

- Expansive Commercial Kitchen and Stores
- Ancillary stores, garage and laundry room

Owners/Staff Accommodation

- 4 x 3 bedroom owners/staff Houses (available through separate negotiation)

STAFF

TUPE regulations will apply to all members of staff.

LICENCE

The Premises is Licensed under the Licensing (Scotland) Act 2005.

SERVICES

LPG is used for cooking , heating and hot water. There are storage heaters on the ground floor.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is G.

RATEABLE VALUE

Rateable Value is £33,000 (effective date 01/04/2023).

TENURE

Heritable (Freehold Equivalent) Interest of the Hotel.





Resident's Bar



Restaurant





PRICE

Offers over £650,000 are invited for the **heritable (freehold)** 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



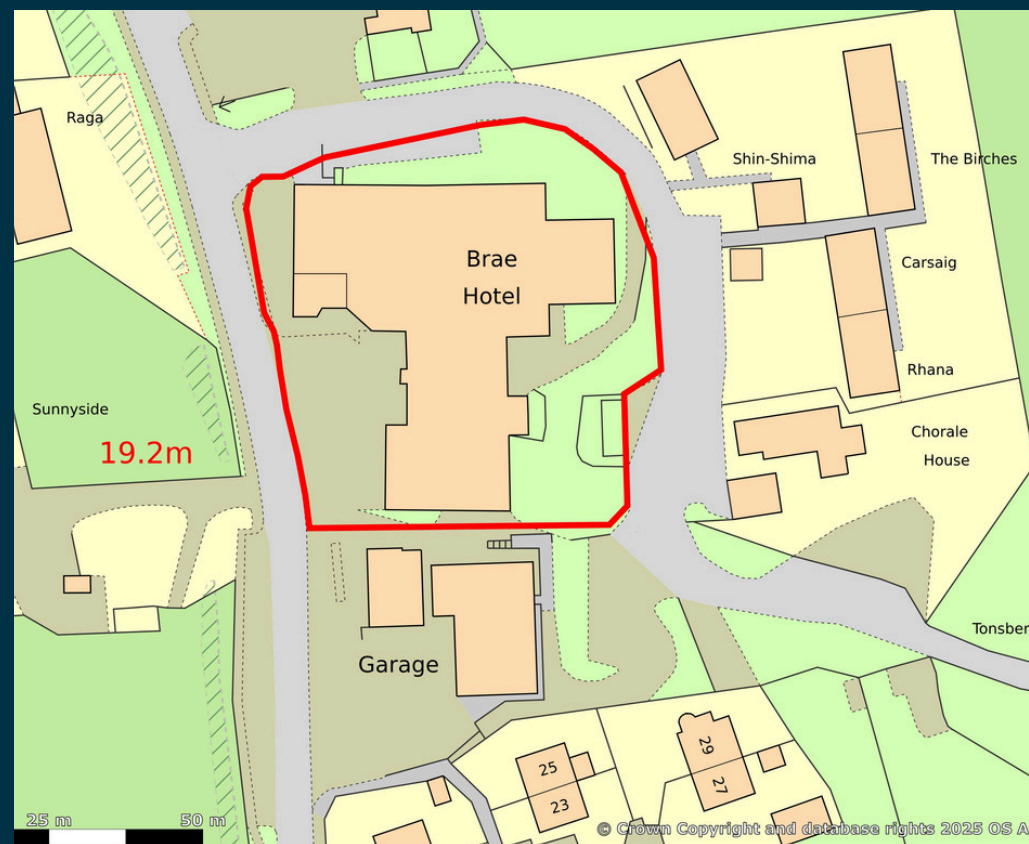
To arrange a viewing please contact:



Emily Hewitson
Surveyor - Hotel + Leisure
Emily.Hewitson@g-s.co.uk
07795 518 627



Katie Tait
Agent - Hotel + Leisure
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: **April 2025**

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.