

STEWART & WATSON

your **complete** property & legal service

**BRIG & BARREL, 75 WEST CHURCH STREET
BUCKIE, AB56 1BQ**



Hotel, Restaurant & Public Bar

- Central location in popular coastal town
- Fully refurbished to a high standard. D.G & gas C.H
- Hotel with 9 letting bedrooms, Restaurant & Dining Room
- For approx. 60 covers. Public Bar & Sun Lounge/Games Area.
- Large, enclosed beer garden. Double Garage & Stores.

Offers Over £495,000

www.stewartwatson.co.uk

BRIG & BARREL, 75 WEST CHURCH STREET, BUCKIE, AB56 1BQ

TYPE OF PROPERTY

We offer for sale this established hotel with restaurant, public bar and impressive beer garden. This is an excellent opportunity to purchase an established premises, which occupy a prominent location close to town centre. Buckie is a bustling seaside town on the Moray Firth coast with a population of around 10,000. The town has nursery, primary and secondary schools, supermarkets, leisure facilities, two bowling clubs and two 18-hole links golf courses. There are numerous leisure pursuits close to the area and it is a popular destination for those on family holidays, sight-seeing, golfing/walking breaks and for those enjoying the North East 250, a unique Scottish road trip taking in the villages on the Moray Firth Coast, the world famous whisky distilleries in Speyside and the Cairngorms National Park.

Local train stations are available at Keith and Elgin and the airports at Aberdeen and Inverness are approximately 60 miles distant.

The present owners totally refurbished the entire property during 2022, the works have been completed to an exceptionally high standard leaving a fantastic opportunity for any buyer. The property boasts full double-glazing and mains gas central heating.

The hotel has 9 letting rooms (6 bedrooms with en-suite facilities, a double room with separate bathroom and a family suite comprising of double bedroom and a large twin bedroom with a shared bathroom). The bedrooms provide spacious, freshly decorated accommodation of varying sizes but each has a T.V with Freeview, tea and coffee making facilities, USB points, drawer units, hanging space and luxury soaps and shower gels. The hotel enjoys a varied client base from those on activity breaks such as walking/golfing holidays, distillery tours, overseas visitors and business representatives.

The fully equipped commercial kitchen is well served to supply the restaurant and dining room, offering lovely home cooked breakfasts, lunches and evening meals with a

variety of daily specials. The restaurant has 2 dining rooms providing seating for 32 covers and 24 covers. One of the dining rooms can be made available for private parties and functions.

The public bar with sun lounge and games area are proving to be a popular venue for locals and visitors. A lovely south facing garden to the rear of the property provides a fantastic beer garden where the owners have been keen to welcome families by adding a childrens play area.

BUSINESS

The Brig & Barrel has been run successfully by the current proprietors, since their redevelopment of the premises in 2022. The owners, a husband and wife partnership have great work ethic, their diligence, dedication and attention to detail have enabled them to build up an excellent business making it one, which any buyer could basically walk-in and take over. The owners would be willing to provide training and discuss possible support options with a buyer if required.

The Brig & Barrel would be an ideal opportunity for a couple or family looking to start out in the hotel and licence trade, it is well equipped and all the necessary equipment, furniture, crockery etc required to run this type of business will be included in the sale making this an ideal opportunity to purchase an established business being sold as a going concern.

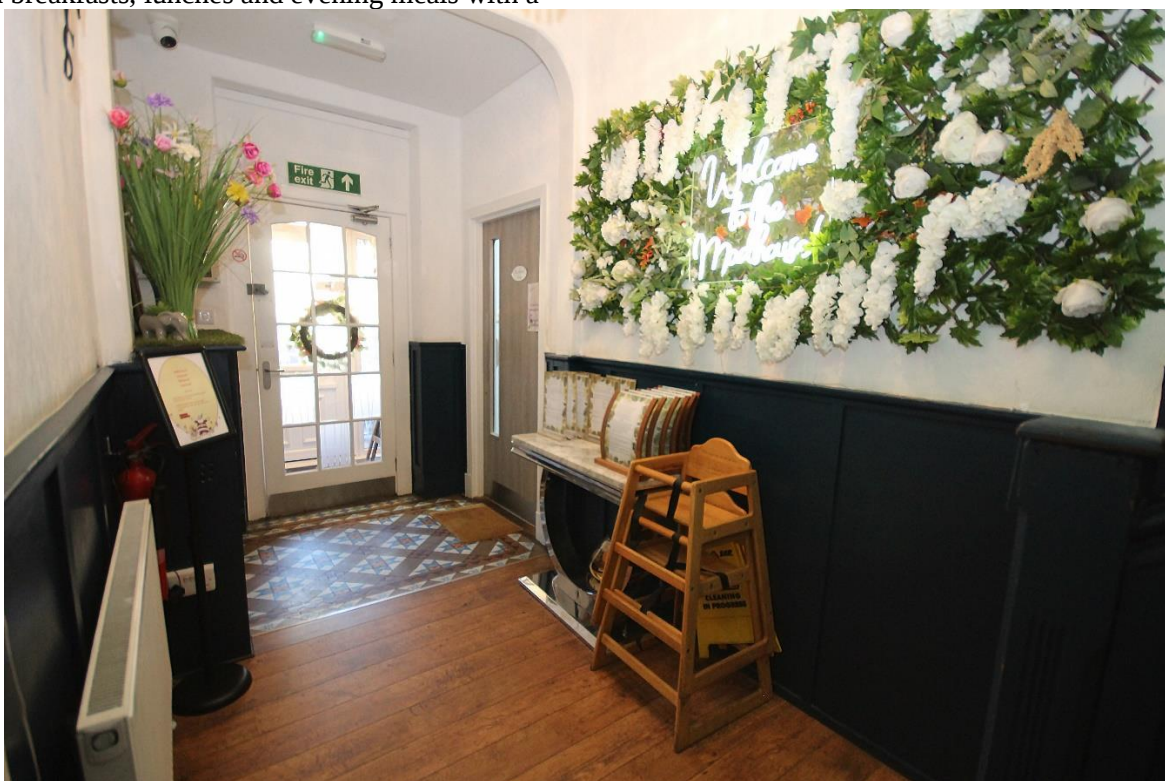
ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule. Glass panelled door to the hallway.

Hallway

Enter into the hallway, which has doors to the breakfast/dining room, restaurant, kitchen and the inner hallway. Purpose built cupboards housing the electric meter and fuse box. Traditional floor tiling. Timber wall panelling to dado height. The staircase allows access from this area up to the hotel accommodation.



Breakfast/Dining Room**6.59 m x 3.98 m**

A lovely bright and airy room with large front facing windows. Presently used as a breakfast room for the hotel this room is also used for a private dining space. Fitted bar/serving area with impressive barrel stave finishes, base units and shelving. Deep sink with mixer tap.



Restaurant

9.78 m x 4.05 m

Spacious main dining area with large front facing windows.
Glass panelled doors to the hallway and the public bar.



Inner Hallway

This area has doors to the hallway, public bar, office, ladies toilets and gents toilets.

Public Bar

14.08 m x 7.27 m

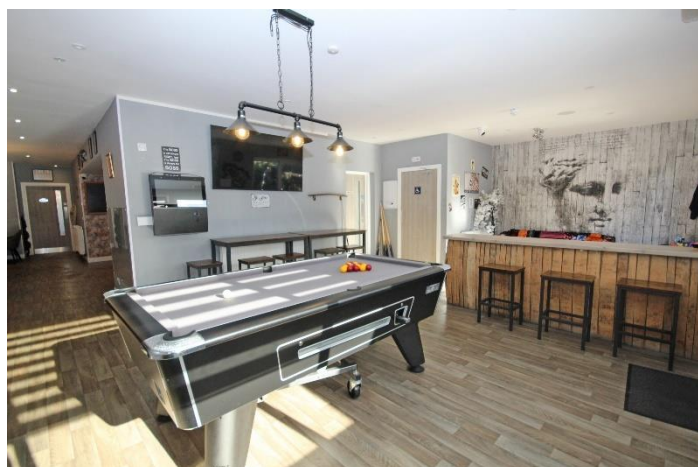
A large public bar which can be accessed via the inner hallway, restaurant and the rear sun lounge/pool area. Impressive bar with barrel stave finishes. Various tables and fitted seating areas. Open plan to the sun lounge and games area. The cellar is accessed via a door behind the serving bar.





Cellar 4.96 m x 2.10 m
Accessed via the door at the rear of the serving area of the public bar. Various shelving units. UPVC exterior door giving access to the beer garden.

Sun Lounge/Games Area 8.38 m x 4.98 m
A lovely games room and sun lounge seating area. This area has large windows giving views over the beer garden at the rear of the property. Doors to the disabled toilet and the rear stock room for the kitchen. Glass panelled exterior doors and patio doors allowing access to the beer garden.





Disabled Toilet 1.78 m x 1.39 m
Fitted with white toilet and wash-hand basin.



Rear Stock/Preparation Room
This area is presently used as a stock/preparation room and is equipped with deep sinks, fridges and freezers. Glass panelled exterior door to the rear of the building, Door to the sun lounge/games area. Access to inner passage.

Inner Passage
This area has access to the rear stock/preparation room and dishwashing area. Built-in cupboard with rear facing window, fitted shelving, hot water tank and the gas central heating boiler. Pantry area with fitted shelving.



Dishwashing Area
Two deep sink and drainers and wash-hand basin. Wet wall splashback panelling. Fitted shelving. Industrial crate loading dishwasher. Open plan to the kitchen.



Kitchen
Side facing window. Gas cooking range, ovens, fryers, hot plate, griddle and microwave. Stainless steel countertops, shelving units and warming serving unit. Open plan to the dishwashing area. Glass panelled door to the hallway.



Ladies Toilets

Two cubicles with white toilets. Two modern countertop wash-hand basins. Full wet wall panelling.



Gents Toilets

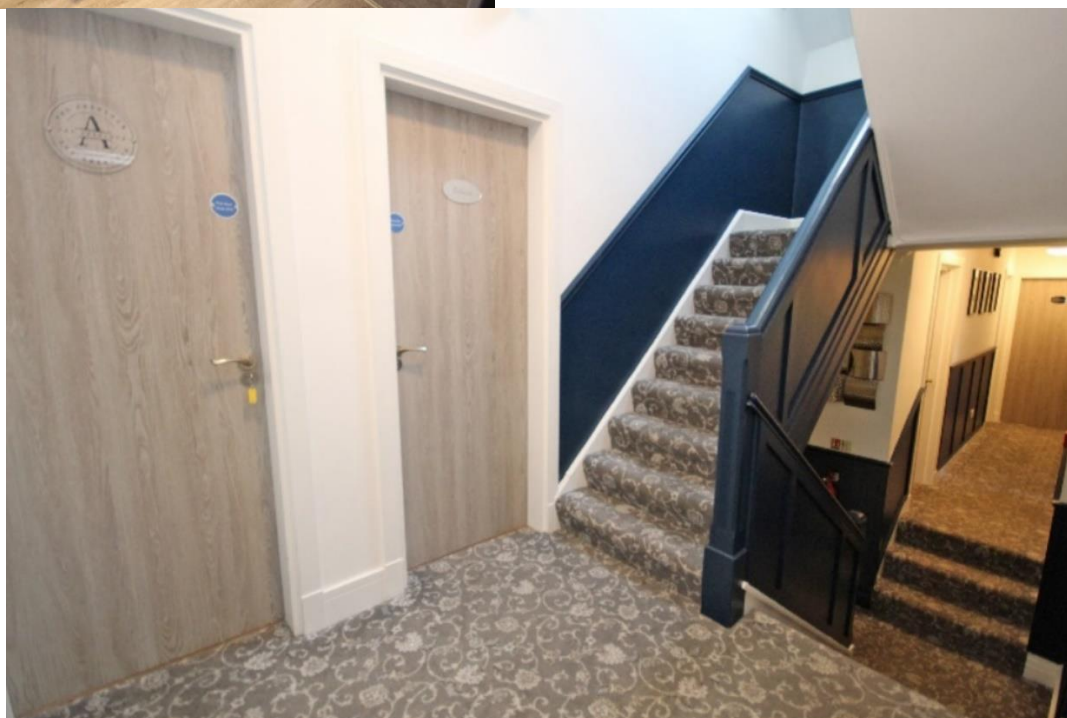
Fitted with 2 white urinals and a toilet cubicle. Wash-hand basin. Full wet wall panelling.

Office

Fitted shelving and desk area.

Staircase

A carpeted staircase allows access from the hallway to the hotel and residential accommodation. The staircase splits on a mezzanine floor with access to the front and rear landings.



Front Landing

The front landing has a built-in cupboard with shelving and fuse box. Doors to Speyburn, Glenfiddish, The Aberlour and Balvenie rooms.

Speyburn

Rear facing window. Door to en-suite.

3.36 m x 2.86 m



En-suite Speyburn

Fitted with a white suite comprising of toilet, wing top wash-hand basin and a large shower cubicle. Double cupboard fitted below the wash-hand basin. Wet wall panelling.



Glenfiddich

3.80 m x 2.85 m

Double, front facing window. Built-in cupboard with fitted shelf and hanging rail. Door to en-suite.



En-suite Glenfiddich

Fitted with a white suite comprising of toilet, wing top wash-hand basin and a large shower cubicle. Double cupboard fitted below the wash-hand basin. Wet wall panelling.



The Aberlour

3.92 m x 3.78 m

Double, front facing window. Door to the en-suite.





En-suite The Aberlour

Front facing window. Fitted with a white suite comprising

of toilet, wing top wash-hand basin and bath with shower fitment from the bath mixer tap. Wet wall panelling.



Balvenie

3.36 m x 2.86 m

Rear facing window. Door to the en-suite.

En-suite Balvenie

Fitted with a white suite comprising of toilet, wing top wash-hand basin and a large shower cubicle. Double cupboard fitted below the wash-hand basin. Wet wall panelling.

Top Floor Landing

The carpeted staircase continues from the front landing on the first floor up to the top floor landing. This area is self contained and provides a family area with double bedroom, a twin room and separate bathroom. Built-in cupboard. Doors to Aberfeldy, Jura and the bathroom.

Aberfeldy

4.84 m x 3.85 m

Spacious room with front facing bay window.



Jura**4.92 m x 3.04 m**

Double aspect room with side facing window giving views along West Church Street towards the bowling green and a front facing bay window.

**Top Floor Bathroom****3.01 m x 2.83 m**

Double, front facing window. Fitted with a white suite comprising of toilet, wash-hand basin and a shaped bath with shower fitment above. Fitted shelving. Wet wall panelling.

**First Floor Rear Landing**

Built in cupboard with fitted shelving. Doors to Glenmorangie, Dalwhinnie, Highland Park and the first floor bathroom.

Glenmorangie

Side facing window. This room has sole use of the first floor bathroom.

First Floor Bathroom**2.06 m x 1.92 m**

Side facing window. Fitted with a white suite comprising of toilet, wing top wash-hand basin with double cupboard below and bath with shower fitment above. Wet wall panelling.

**Highland Park****2.94 m x 2.17 m**

Rear facing window. Fitted vanity shelf. Built-in wardrobe with fitted shelf and hanging rail. Door to en-suite.



En-suite Highland Park**1.50 m x 1.42 m**

Fitted with a white suite comprising of toilet, wing top wash-hand basin with double cupboard below and cubicle. Wet wall panelling.

**Dalwhinnie****2.78 m x 2.30 m**

Rear facing window. Fitted vanity shelf. Built-in cupboard with fitted shelf and hanging rail. Door to en-suite.

En-suite Dalwhinnie**2.06 m x 1.80 m**

Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. Wet wall splashback panelling.

**Garden Cabin**

Fully lined garden cabin with power points presently used as an office.

**OUTSIDE**

The property is set back off the road with a small garden area to the front, which is paved and has some raised planters. A paved path at the west side of the property allows access via a glass panelled door into the public bar. A large landscaped garden lies to rear of the property, which is enclosed and enjoys a generally southerly aspect making it a super suntrap in the summer months. Paved patio areas with various benches and seating provide a great beer garden with covered smoking areas. Large pergola with relaxing seating. Area laid in grass with bark chip borders. Off road parking area for numerous vehicles at the rear of the property.

Double Garage

Block built garage with twin up and over doors allowing car access from Police Lane at the rear of the property.

Store

Large metal garden store.





SERVICES

Mains water, electric, gas and drainage. Secured by an alarm system and CCTV.

ITEMS INCLUDED

All floorcoverings, curtains, window blinds and light fittings. All kitchen equipment, freezers, chill cabinets,

dishwasher, glass washers, drinks fridges and electronic cash registers. All items of furniture/furnishings, crockery/cutlery and bedding required to run a public house, hotel and restaurant will be included in the sale price.

Rateable Value

The current rateable value is £12,000

ACCOUNTS

Accounts can be made available to interested parties following a viewing and only on the written request of their accountant/solicitor.

EPC Banding EPC=B

Viewing

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



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