



Offers Over  
**£449,000**  
(Freehold)

**Grant Arms Hotel,**  
42 High St, Fochabers, IV32 7DX





A well-maintained independent hotel located in the centre of Fochabers

This popular hotel enjoys an excellent reputation

Profitable and well-run business trading all year round

Comprises 8 spacious and well-appointed en-suite letting rooms, lounge bar and café / breakfast area

Private owners' accommodation, well equipped service areas and well-maintained beer garden to rear



## DESCRIPTION

Grant Arms, ideally set in Fochabers main street, is a delightful small hotel, enjoying an excellent reputation. Fochabers has a population of around 1700 which swells many times over in the summer season as the area is very popular with tourists and visitors from all over the world which is unsurprising given the close ties to the River Spey and the whisky industry.

The property has been sympathetically developed over the years and now trades as a successful and profitable small hotel. The hotel trades year-round, and has an excellent reputation. The present owners have undertaken a rewarding refurbishment programme which brings the business to the market in excellent condition. Viewing in person is highly recommended.

The entrance of the hotel leads into a bright and welcoming foyer area. From here there is access to the café on the right, through the bar, a staircase leading to the first and 2nd floor bedrooms, and the business office on the left. There is a utility / laundry area adjacent to the toilets on the ground floor. The commercial kitchen is ideally located adjacent to both the café / breakfast and the bar.

## REASON FOR SALE

Having purchased the business in 2005 as a lifestyle business, the owners have upgraded the facilities to create the delightfully successful operation it is today. It is the owners desire to retire which brings the excellent opportunity to the market.

## TRADE

The hotel trades year-round, choosing to close at Christmas and one or two selected periods during the year. As one would expect, the winter operations are considerably reduced when compared to summer levels. The hotel has its own web site and advertises on a number of web platforms, such as Tripadvisor, where the Grant Arms has an enviable rating of 4.5. All bookings are currently taken by phone. Future bookings for the 2023 season are already buoyant representing well over a third of this year's income. The current business has links with Speyside Way Walkers, which provides a steady stream of guests.

The business currently employs a part time bartender throughout the year. During the main season, other part time staff such as kitchen porters and waitresses are also employed (often local students).

The bar has a pool table which is included in the sale. The bandit and jukebox are rented. There is a Wurlitzer Jukebox, which is not included in the sale, although the vendors would consider sensible offers in addition to the sale price.







## PROFITABILITY

The business enjoys good levels of profitability as a result of the location, strong demand, and the excellent reputation it has earned over time. The current owner's extensive refurbishment and modernisation programme has resulted in the excellent reviews exhibited on the various review web sites.

## LOCATION

Situated in the centre of Fochabers, the property is an ideal central location for touring and exploring Morayshire and Aberdeenshire. Fochabers was founded in 1776 by Alexander Gordon the 4th Duke of Gordon and is built on a grid with wide streets. There are a number of historically interesting buildings within the town and the wider area.

The town centre of Fochabers has a good range of retailers, there are delightful small bespoke shops as well as a useful local supermarket. It also offers a museum, arts gallery, gym, bowling club, cricket club as well as a post office and doctor's surgery. Schooling is provided locally at Milne Primary and Milne Secondary Schools. One of the main local employers is Baxter's Food, having their headquarters in Fochabers. To the west, approximately 15 miles away, is Elgin. This is the main commercial centre of Morayshire, where amenities include banks, post office, garage services, restaurants, swimming pool, ice rink, gym, ten pin bowling, cinema and Dr Gray's Hospital.

For those who enjoy sport, there are various options, including golf, fishing, mountain biking, cycling, and skiing. The Whale and Dolphin Conservation Society as well as beautiful beaches offer additional activities for all to enjoy. Currently, owners organise golf and fishing packages for hotel guests. In July, Fochabers hosts Speyfest, offering additional attractions with the best in traditional and contemporary Celtic music.

## THE PROPERTY

Grant Arms was originally built in the 1800s, since then extensions have been added to the rear. The property is a substantial detached villa of traditional stone construction under a slate roof, with limited areas of metal profile roof over the extensions. It incorporates a number of desirable additions, such as en-suites and additional letting rooms. The property also benefits from a beautiful sun lounge to the front which is designed to take full advantage of the evening sunset and stunning views.



## Café / Breakfast Room

The Café / Breakfast room is an attractive area on the left as you enter the front of the building. The area is set to tables and chairs in various configurations together with a 3-seater sofa. This room, which provides 33 covers, benefits from recent redecoration and the installation of a generous well equipped new kitchen / servery area to the rear of the space.

## Lounge Bar

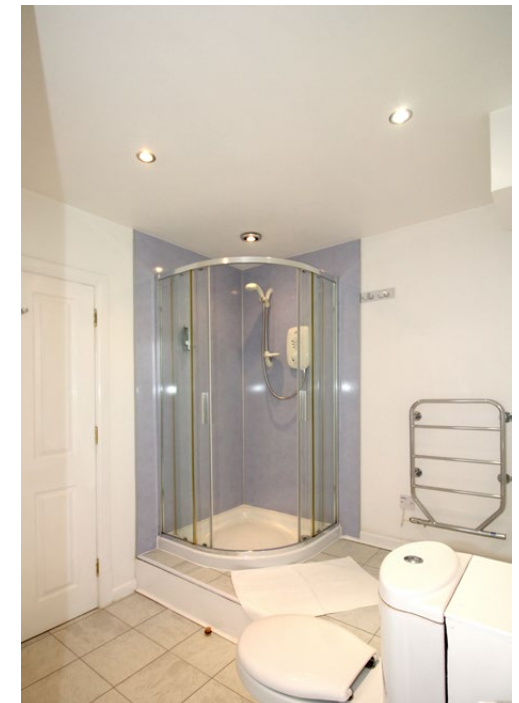
The lounge bar has a comfortable seating area with hardwood flooring and is set with a useful mix of bar stools, bench seating and tables and chairs. The area is generously set out, resulting a lovely spacious room. The bar is pleasantly decorated with an eclectic mix of memorabilia mounted on the walls. The bar is centrally located making it a perfectly positioned to oversee the room.

## LETTING ROOMS

There are 8 attractive, spacious and well-appointed letting bedrooms. All rooms have tea and coffee making facilities, direct dial telephones, hairdryers, colour televisions and Wi-Fi. Four bedrooms are located on the 1st floor with a further four bedrooms on the 2nd floor. All rooms have undergone significant levels of successful refurbishment and modernisation since the current owners took over.

Rooms are configured as follows:

Bedroom 1	Spacious double sleigh bed, with shower ensuite
Bedroom 2	King bed, with shower ensuite
Bedroom 3	Spacious double sleigh bed, with shower ensuite
Bedroom 4	Single bed, with shower ensuite
Bedroom 5	Double sleigh bed, with shower ensuite
Bedroom 6	Family room with double sleigh bed and 2 single beds, with shower ensuite
Bedroom 7	Single bed, with shower ensuite
Bedroom 8	Twin bed, with shower ensuite







## SERVICE AREAS

The hotel benefits from a very well fitted commercial kitchen which currently facilitates evening meals. It is fully equipped with a 4-burner and 6-burner gas range (with ovens under), 2 double grills, microwaves, 2 floor standing deep fat friers and 2 table top deep fat friers. The main cooking apparatus is located below an effective extraction canopy with grease filters. There is a separate pass with hot cupboard and heated surface, preparation area and wash up area with a commercial dishwasher. There are excellent work surfaces throughout, a walk-in larder, several fridges, freezers and useful storage cupboards.

The adjacent laundry area comprises, a tumble dryer and washing machine (currently most laundry is outsourced). Throughout the building there is a good level of distributed storage for linen, cleaning materials and hoovers etc. There are 2 sets of toilets local to the café / breakfast area which are bright and well presented. There is a spacious office just inside the front door to the right.





## OWNER'S ACCOMMODATION

The owners' accommodation is located to the rear of the building on the first floor. The secure accommodation comprises a large double bedroom, a smaller double bed room, lounge and bathroom all with a good level of storage.

## GROUNDS

There is a hard finished beer garden located to the rear of the property. This area is very popular with hotel guests offering various alfresco dining options. It is well laid out providing some covered areas which enjoy the late day sun. Most of the different areas are segregated in some way with mood lighting providing a cosy feel to the entire space.

## SERVICES

The business benefits from mains electricity, mains gas, water and drainage. Heating and domestic hot water is provided by a gas boiler. Gas is also used for cooking. The building has a fully compliant fire alarm system, emergency lighting and fire extinguishers. There is free Wi-Fi for guests.

## DEVELOPMENT OPPORTUNITIES

This attractive sale presents a number of opportunities to develop the current business further, these could include:

- Increasing the number of tables within the lounge bar
- Increase the winter offering and packages for functions over that period
- Develop the winter commercial trade market
- Open the café / breakfast area for evening meals

## ACCOUNTS

Full accounting information will be made available to interested parties subsequent to viewing.

## LICENCE

The business has a licence under the Licencing Scotland Act 2005, and a copy of the operating plan is available to interested parties, which details operating practices.











## EPC RATING

This property has an Energy Performance Rating of 'TBC'.

## TITLE NUMBER

The title number for the Grant Arms Hotel is MOR4845

## RATES / COUNCIL TAX

The hotel has a rateable value £20,000 as at April 2017, with an additional £500 residential apportionment, property reference number VR26364. The proposed 2023 rates value is currently £12,800, with an additional £500 residential apportionment. As such the Grant Arms may benefit going forward from rates relief under the Small Business Bonus Scheme for eligible owners.

## WEBSITE AND WEB PRESENCE

The business has a website; <https://www.thegrantarms.co.uk>, and has a presence on Facebook.

## PLANS

Outline floor plans are available upon request from ASG Commercial Limited.

## PRICE

Offers Over £449,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

## FINANCE & LEGAL SERVICES

ASG Commercial Limited is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

## DIRECTIONS

See location map. What3words reference is [///thick.microfilm.holidays](https://www.what3words.com/#!/en-gb/@@@thick.microfilm.holidays)

## VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial Limited, 17 Kenneth Street, Inverness, IV3 5NR

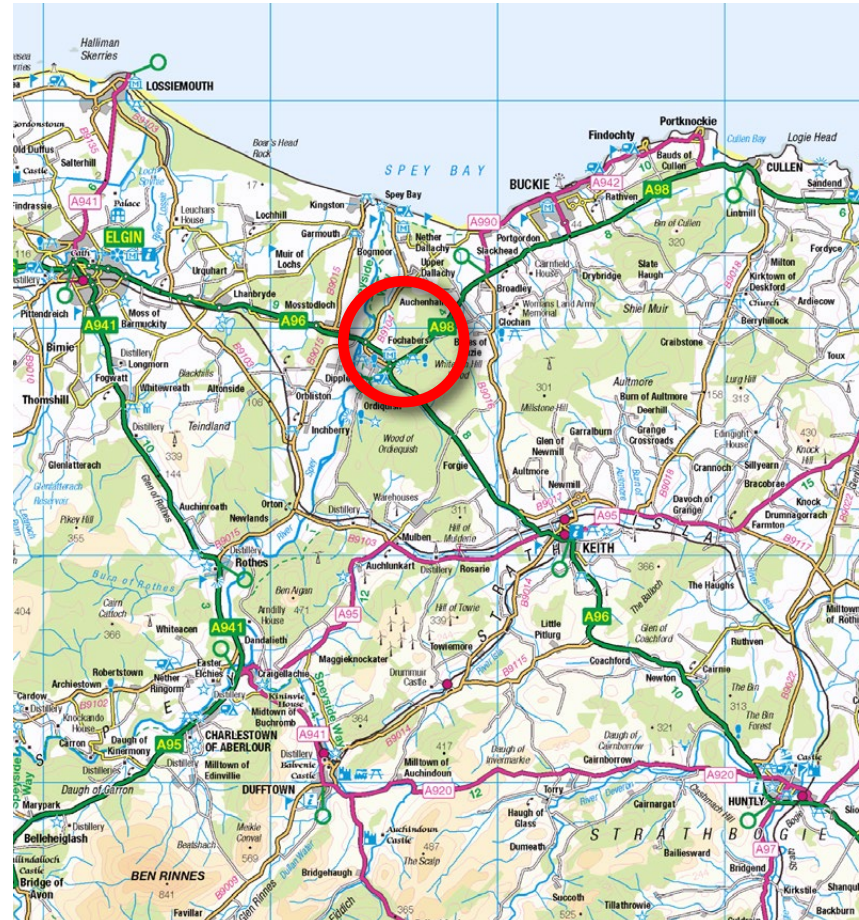
Tel: 01463 714757 (5 Lines)

E: [info@asgcommercial.co.uk](mailto:info@asgcommercial.co.uk)

Web: [www.asgcommercial.co.uk](http://www.asgcommercial.co.uk)

## OFFERS

All offers should be submitted in writing to ASG Commercial Limited with whom purchasers should register their interest if they wish to be advised of a closing date.



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