



Offers Over  
**£280,000**  
(Freehold)

**The Harbour Inn**  
59 Granary St, Burghead, Elgin, IV30 5UA





Substantial and attractive 5-bedroom Highland guest house with café / restaurant potential set on the stunning Moray Firth coast

Located within the thriving town of Burghead, this easy to operate business would ideally suit hands-on operators with hospitality experience

Previously trading profitably from accommodation, bar and food sales; this is an attractive business providing an excellent trading platform and scope for alternative uses

Comprises 5 well-appointed en-suite letting bedrooms with spacious open-plan dining room / restaurant licensed for up to 70 customers

Owners' accommodation to include a lounge, 2 large double bedrooms and a family shower room plus an enclosed garden area and external storage

## DESCRIPTION

The Harbour Inn is a substantial and attractive Victorian property with modern extensions. Prominently located in the village of Burghead, this easy-to-operate business is central to the thriving community of circa 1650 people. The subjects cover a deceptively large footprint offering spacious trading and owners' accommodation. The business enjoys a prime corner frontage with strong signage and is offered in walk-in condition. Internally, the property comprises 5 well-presented en-suite letting bedrooms. The restaurant / café area radiates character and charm offering a true Highland welcome whilst comfortably accommodating 70 customers. All public rooms and service areas are in good condition. The property benefits from spacious owner's accommodation making it a true lifestyle and home business opportunity.

## TRADE

The Harbour Inn is a well-established business but is currently trading on a bed and breakfast basis only. The business previously traded very profitably whilst offering a comfortable lifestyle for proprietors. The business trades year-round generating income from 5 en-suite letting bedrooms and previously food & bar service. The dining area is licensed for 70 customers and generates a regular income from local trade plus the influx of visitors during the main tourist season (April – October). The business was until recently, trading on a restricted level, to suit the personal preferences of the owners.

Opening times were:

Monday: Closed all day

Tuesday to Friday: 5 pm - 11 pm

Saturday: Midday - Midnight

Sunday: Midday - 7 pm

The bar was a popular venue and drew in many customers, especially during the summer, who stay at the local caravan parks and campsites plus other accommodation in the area. In addition to serving meals on the premises, the Inn previously offered a takeaway menu which could be developed further. The 5 letting bedrooms are popular with both tourists and business travellers, who stay on a bed and breakfast basis. The current proprietors previously provided a simple dining bar menu which is popular but accept that new owners with a penchant for catering could take the catering aspects to a higher level. Within the town, the burning of the Clavie held on 11th January each year, draws thousands of visitors to the village of Burghead to see the bringing in of the New year. During this event, The Harbour Inn operated to full capacity during its busiest night of the year by far.

The business generated a solid amount of trade through word of mouth and also utilised a range of web-based platforms. The Harbour Inn is currently advertised on TripAdvisor and Google. The business has a strong reputation which is reflected on review websites such as TripAdvisor.



## DEVELOPMENT POTENTIAL

There is scope to remove the bar element of the business and instead turn this into a dining room and lounge which would be utilised by Guest House / B&B residents. Another option is converting the bar area to a self-catering flat. Other potential uses could be café / restaurant with rooms. Potential buyers would need to obtain relevant planning consents.

## STAFF

The extant operation employs part time staff who assist with room change-overs.

## LOCATION

The location of The Harbour Inn ensures that it benefits from the busy tourist season and also profits from the regular local trade. The town is situated on a peninsular which juts out into the Moray Firth which is famous for its dolphins, seals and whales. The harbour has a long tradition as a fishing port and is also popular with day visitors. The climate surrounding this part of the Moray coast is famous for its unique mild weather. On the West side of the town is a golden sand sandy beach which stretches along to the village of Findhorn.

Burghead is centrally located for exploring the wider Highland region and taking in its many attractions. Outdoor pursuits such as bird watching and fishing also draw a great many visitors to the area who take advantage of the abundance of wildlife. Within the Moray Firth sailing and other water sports are undertaken. For the dedicated golfer there are a number of outstanding championship quality golf courses within the immediate area, the most notable being Castle Stuart, Nairn and Lossiemouth. Castles and distilleries offer the more leisurely tourist ample places of culture, interest and history to visit. Burghead enjoys a very good geographic location and is an ideal coastal base from which visitors can continue their odyssey of the Cairngorm Mountains, Inverness, Culloden Battlefield and Loch Ness; all within an easy day trip.

The City of Elgin (Population c25,000) and Forres (population c5300) are only a 15-minute drive away and Inverness (the Highlands Capital) is a 50-minute drive. All these locations offer a vast array of shops, social and welfare facilities and amenities. Both Forres and Elgin have a main line railway station and Inverness Airport is 29 miles distant.

There is a GP practice, chemist, hairdressers, post office and general store within the town. The Headland Trust opens their Information Centre during the summer offering regular referrals for accommodation and food. Nursery and primary education are available within Burghead. For secondary education, free transport is provided to either Lossiemouth High School or Elgin Academy. Moray College is located in Elgin or the University of the Highlands and Islands is situated in Inverness.



Within the Moray Firth sailing and other water sports are undertaken. For the





## REASON FOR SALE

The Harbour Inn was purchased in 1994 and it has offered the vendors a successful lifestyle. It is their desire to retire from the hospitality trade that brings this highly attractive business to the market.

## THE PROPERTY

Of traditional stone construction, The Harbour Inn is a late Victorian property with more modern extensions to the rear aspects. The business presents a charming end-terrace property extending over 3 floors under a pitched slate roof. The property has an attractive frontage and is presented in very good condition, being considered as a turn-key operation for new owners.

## PUBLIC AREAS / LETTING BEDROOMS

The property has a centrally located entrance from street level giving access to the open-plan bar area. The character and charm of the property is evident in the attractive public areas and is reflective of the property throughout. The café / restaurant / bar area can accommodate about 70 covers on a range of free-standing tables and chairs. Set to the centre of the bar is the large servery, which dominates the whole area and therefore provides ample space to facilitate excellent service on busy nights. Within the bar there is a juke box, gaming machine and darts lane. The bar is serviced by ample ladies and gents W.C.s plus disabled facilities. The breakfast room is set to the first floor and has 4 tables to seat 8 guests.

The Harbour Inn has 5 letting bedrooms which are accessed on the first and second floors. All rooms are functional with quality furnishings and facilities, and some benefit from stunning seaward views over the harbour.

The bedrooms are all presented in good decorative order with modern en-suites and are configured as follows:

Room 1 - Double bedroom with en-suite shower room

Room 2 - Double bedroom with en-suite shower room

Room 3 - Double bedroom with en-suite shower room

Room 4 - Double bedroom with en-suite shower room

Room 5 - Family room with double and 2 single beds with en-suite shower room







## SERVICE AREAS

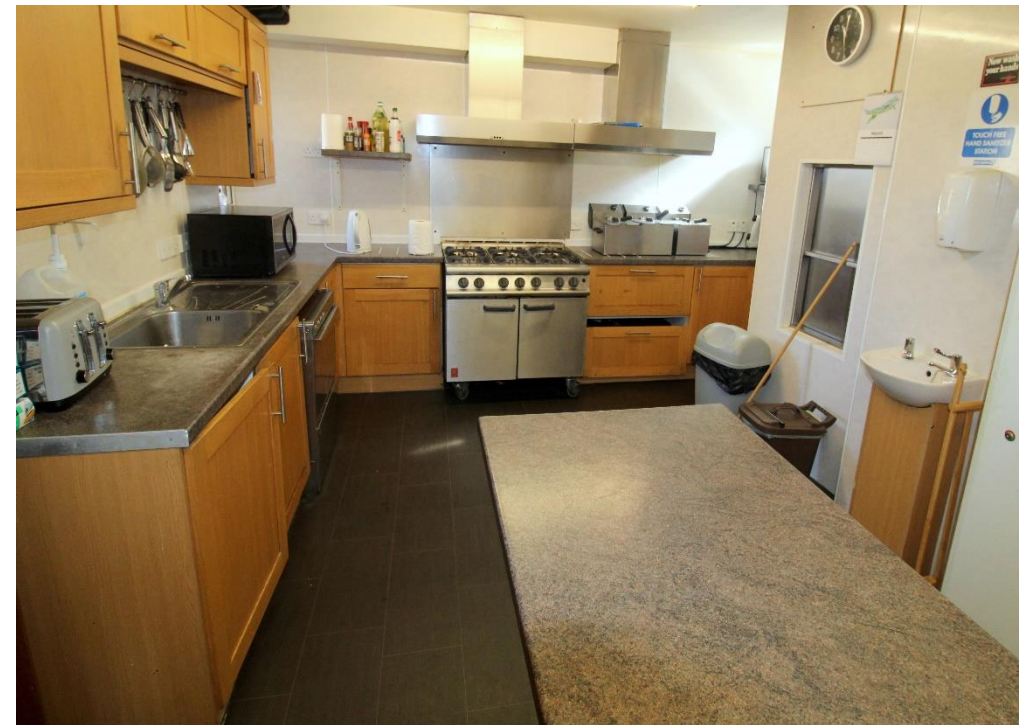
The business benefits from a functional semi-commercial kitchen set to the first floor which is well provided for by way of facilities and equipment. There is a 'dumb-waiter' which sends meals to the restaurant / bar on the ground floor. Within the kitchen there is ample storage units plus a breakfast bar for owners use. There is adequate general storage throughout. The cellar is located off the bar on the ground floor and has a keg drop from the main road, for ease of deliveries.

## PRIVATE ACCOMMODATION

An attractive feature of the sale is the private owner's accommodation which is accessed from the rear aspects of the building at street level. The owners have a roomy lounge plus a dining area off the lounge. The owners utilise 2 large double bedrooms plus there is a family shower room. This accommodation would be ideal for family use.

## GROUNDS

The Harbour Inn is a substantial property and benefits from a prime roadside trading position. There is ample on-street parking plus additional parking within the town. To the rear aspects is a private garden which is set to gravel areas and patio paving. Surrounded by a high stone wall, this area offers a private space for the owners. There are outbuildings accessed from the garden which are used for general storage.







**Private Accommodation**



## SERVICES

The subjects benefit from mains electricity, water and drainage. Heating is by way of central heating and hot water system. LPG gas is used for cooking. The business has a modern fire alarm system. The building is double glazed throughout.

## ACCOUNTS

Operating to a profitable level, the Harbour Inn has the capacity to increase trade. Accounting information will be made available to seriously interested parties post viewing.

## LICENSE

The Harbour Inn operates under the Licensing Scotland Act 2005 and a copy of this will be made available to interested parties post viewing.

## WEBSITE

The business website is [www.harbourinnburghead.co.uk](http://www.harbourinnburghead.co.uk) plus there is a Facebook page [www.facebook.com/Salbernmo3/](http://www.facebook.com/Salbernmo3/). The Harbour Inn also features on a host of portal websites which are used to promote the business.

## PRICE

Offers Over £280,000 are invited for the freehold interest and limited trade contents as seen (according to inventory). Stock at Valuation.

## BUSINESS RATES / COUNCIL TAX

The business Rateable Value of The Harbour Inn, Burghead is £14,250 as at April 2017 with a payment liability of zero. The residential aspects attract a Council Tax banding of 'A'.

## EPC RATING

The property has an energy rating of 'bbc'.

## FINANCE & LEGAL SERVICES

ASG Commercial are in touch with several lenders and lawyers who provide specialist advice to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction.

## DIRECTIONS

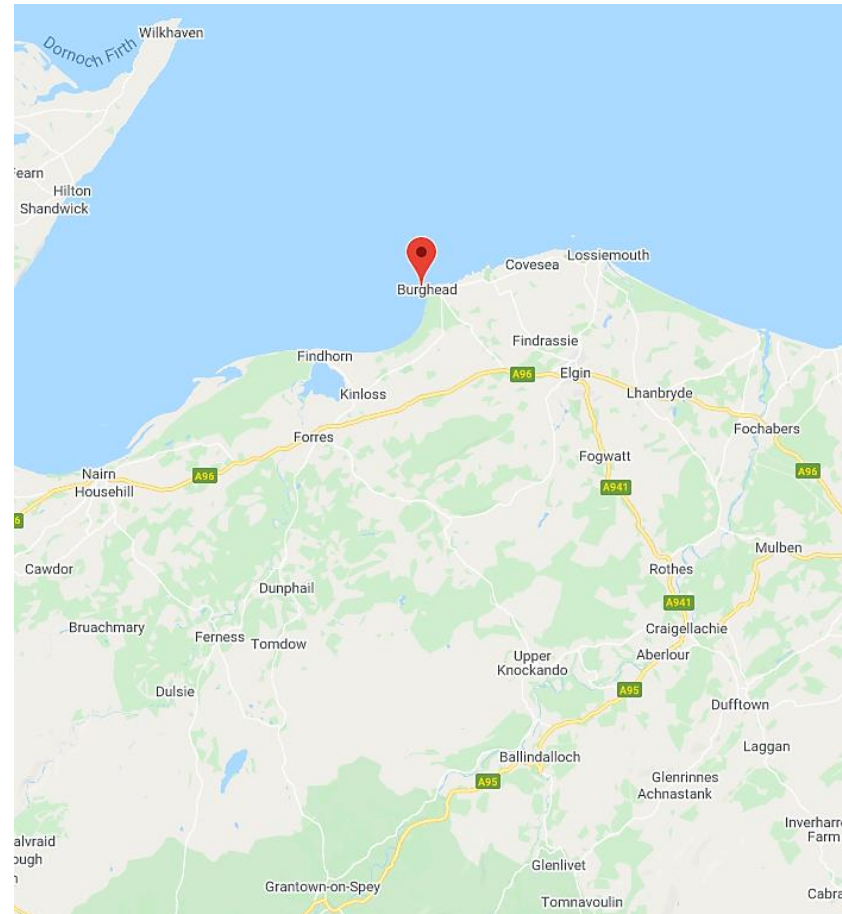
The Harbour Inn is located as shown on the map below.

## VIEWING

All appointments must be made through the selling agents:  
ASG Commercial, 17 Kenneth Street, Inverness, IV3 5NR  
T: 01463 714757 (5 lines)  
E: [info@asgcommercial.co.uk](mailto:info@asgcommercial.co.uk)  
W: [www.asgcommercial.co.uk](http://www.asgcommercial.co.uk)

## OFFERS

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



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