



Offers Over  
**£329,000**  
(Freehold)

**Garden Arms Hotel,**  
69 Main Street, Gardenstown, Banff, Aberdeenshire AB45 3YP





Attractive fully licenced small hotel located in an excellent trading position on the North East 250

Trades throughout the year generating a good level of profitability and turnover, with excellent reputation for good food

Popular public bar, modern restaurant areas and attractive letting bedrooms

Potential to develop business to offer 6 / 7 letting bedrooms, increasing profitability

Spacious and comfortable owners' accommodation

## DESCRIPTION

The Garden Arms Hotel is a delightful traditional property, sitting comfortably within the centre of Gardenstown. The original building was built around 275 years ago and has been developed and extended over the years. Purchased by the current owners in 2018, the building has enjoyed some significant upgrades to create this very successful operation.

The hotel is well-known and enjoys a good reputation for the quality of the provision offered. With a great reputation as evidenced on TripAdvisor, there is no doubt that the purchase of The Garden Arms Hotel offers an exciting opportunity. The business currently trades year-round, with the majority of trade occurring during the main tourist season, April to October. This hotel offers guests a great standard of accommodation throughout with the letting bedrooms being of a good standard. The owner's accommodation is spacious and comfortable and would be suitable for a family.

## REASON FOR SALE

Having purchased the property in 2018 the current owners have successfully upgraded the facilities to include a new kitchen, toilet facilities and restaurant seating. The vendors are now ready to move on to their next venture closer to family. It is therefore their desire to bring this successful business to the market.

## LOCATION

Gardenstown is a lovely Aberdeenshire coastal village overlooking the Moray Coast. It is steeped in history with a strong maritime tradition. The village dates back to the early 18th century and over the next hundred years or so the harbour was developed to support a growing fishing industry. The village has a population of around 600 inhabitants with more than 4,000 in the local vicinity. The village boasts a good level of local amenities for both visitors and residents and is located close to the ever-popular North East 250 tourist route which is only 1.5 miles away.

This very attractive hotel sits in the middle of this vibrant village where amenities include two village shops, playschool, primary school, churches, pottery and crafts, art gallery, Ellis coffee shop, curiosity and antique shop, Gamriebab caravan park and bus stops. Secondary schooling is provided in Banff less than 10 miles away to the west.

It enjoys an elevated location within walking distance of the harbour and the coastal footpath of the Moray Firth which offers stunning rugged scenery along its shoreline. There is also a choice of spectacular walks (including three new walks) on local pebbled and sandy beaches. The harbour, which was previously a focus for a traditional fishing, now primarily welcomes pleasure craft.

Aberdeenshire, which includes the historic county of Banff, is renowned as being one of the sunniest and driest counties in the country and offers a wide range of excellent places to stay, eat and shop. The local area is famed for its breathtaking scenery, long sandy beaches, wildlife and offers wonderful leisure and recreational opportunities. There are many golf courses accessible within a short drive whilst the county also offers superb Salmon and Trout fishing including the highly acclaimed Rivers Spey and Deveron nearby. Ornithologists and naturalists are not short of interests here including bottlenose dolphins in the Moray Firth. The scenic north east coast has always been a popular tourist destination whether as a convenient base to explore numerous distilleries or to visit archaeological sites and numerous historic castles within Banffshire, Moray and Aberdeenshire. A popular tourist area, local attractions also include 'The Whisky Trail'. Royal Deeside is about 1 hour's drive away. The region draws in a high customer footfall from visitors which generates a strong potential customer base for the business in the summer months as there is no shortage of opportunities in the immediate area for holiday makers.

The historic city of Elgin provides a comprehensive range of shops and amenities whilst the surrounding area offers some excellent hotels, restaurants and historic local attractions. Aberdeen International Airport is about 40 miles and Inverness Airport is 51 miles distant, both offering regular domestic and international flights. Aberdeen is 44 miles away and Inverness is 83 miles, both offering a wide range of amenities including excellent shopping facilities and a superb choice of restaurants, galleries, clubs and theatres.

## THE PROPERTY

The original part of the Garden Arms Hotel was built around 275 years ago. This listed hotel is a delightful 9 bed traditional villa of stone construction under a slate roof, which has been extended and adjusted internally over the years. The result of these works is a well laid out, comfortable hotel with lots of potential.

## TRADE

This profitable business currently has a reliable and locally sourced team of staff, who are used to working throughout the hotel, thus making staffing very flexible and robust. The business operates all year with a reduced offering in the winter months due to personal choice. Over the winter months the room trade very busy with both existing repeat and new tourist custom. The lounge bar and restaurant trade successfully revolves around local support and tourists during off peak times.

The hotel has made a great name for itself and holds Visit Scotland accreditation for food and this helps maintain a constantly busy restaurant. The hotel has its own web site and Facebook page and takes bookings directly.





## LOUNGE BAR

The lounge bar is located centrally in this characterful property and has a charming cosy feel to it, particularly in the area around the wood burning stove with a capacity for 25 people. The flooring is carpet which enhances the comfortable feel of this area. The bar naturally splits into 2 sections, each having its own fire place as a focal point. The seating is generally comfortable soft armchairs around small tables with stools at the bar. The vibrant bar sits centrally in front of the door, allowing great control over the whole area and ensuring all customers are properly served. The female toilets are located to the right-hand side. The male toilets are located at the rear. The bar is very popular with locals throughout the year.





## RESTAURANT

The main restaurant area is located on the sea side of the building, next to the kitchen and is accessed via the main entrance to the hotel and then through the lounge bar. The restaurant is set to seat 22 people in booth seating, offering privacy whilst eating.

There is a further restaurant area the other side of the kitchen, which is set to seat a further 24 people at tables with some booth style seating. This area is also used for guests breakfasts. After a meal diners can adjourn to the lounge bar and enjoy a relaxed coffee in pleasant surroundings. The second restaurant area can also be used for private functions and comfortably seats 16 people on one table.

The hotel's kitchen is perfectly located, being adjacent to both areas.

## LETTING ACCOMMODATION

Entry to the guest accommodation is via the main stair which can be accessed either directly from outside, or from the second restaurant eating area. The hotel has 8 bedrooms, 3 of which are ensuite. Currently only 2 rooms are let to guests.

The letting rooms are both located at 1st floor level on the "crooked" corridor where they share a shower room. These bedrooms are light, airy, and well-equipped with attractive furniture and comfortable beds. The remaining bedrooms are being used by the owners.

The in-room services include TV and hospitality trays. Ironing boards and irons are stored centrally. The shared shower room is to a high standard, having been recently completely replaced. The letting rooms are configured as follows:

Room 1 "Wonky" – Double bed

Room 2 "Squinty" – Double bed

These rooms are ideally suited to families, benefitting from a private corridor and toilet facilities.

There is also a further double ensuite on the 1st floor, which could be let out without any adjustments being required.









## OWNER'S ACCOMMODATION

The spacious owner's accommodation is in a secure and separate area of the building located on the upper floors of the hotel. Currently the owners occupy the 2nd floor and part of the 1st floor, only letting out the bedrooms on the crooked corridor. The accommodation is arranged over 2 floors and comprises a large lounge, a double bedroom and a further double bedroom ensuite all on the 1st floor, with stairs to the second floor, where there is a master bedroom suite to the south, incorporating a king size bed, ensuite, kitchen and further double bedroom (currently used as a dressing room). There are also 3 bedrooms to the front of the building, on the 2nd floor.

Should new owner wish to develop the accommodation side of the business, there is the possibility of splitting bedroom "6" to form two ensuites to serve bedrooms "5" and "7" on either side. It may also be possible to steal space from the 1st floor lounge to create an ensuite for bedroom 2. The buyers would need to establish if this was possible and gain the appropriate statutory consents. Should this work be undertaken, this would create up to 4 additional ensuite rooms, 2 on the 1st floor and 2 on the 2nd floor, taking the total to 6 quality letting rooms. Under this configuration the owner's accommodation would comprise bedroom "8", lounge, kitchen and bathroom, all located on the south side of the 2nd floor.





## SERVICE AREAS

The hotel benefits from a new and well laid out kitchen, well matched for the number of covers. The kitchen is fully equipped including a large LPG range stoves with three ovens under, two microwave, electric friers and grilles. Above the range and friers there is an extraction system with grease filters. The kitchen was replaced in 2019. The kitchen has prep and wash up facilities, including a commercial dishwasher, storage, fridges, freezers and dry stores.

There are a number of local storage areas located throughout the building for linen and other trade materials.

## GROUNDS

The area in front of the hotel is hard finished and provides an excellent beer garden immediately outside the lounge bar. To the side of the hotel is some parking for guests and access to the garage / store. Between this and the hotel is a secure area where the owners store empty kegs awaiting pickup.

To the rear of the hotel there is an area where the owners can sit and relax. This is partly covered, with lovely views over the village to the Moray Firth. All areas are easily maintained.



## SERVICES

The property benefits from mains electricity, mains water and drainage. The central heating is oil fired with electrical heated hot water. LPG gas is used for cooking. The hotel complies with all environmental health requirements, has an integral hard-wired fire alarm system and is Wi-Fi enabled throughout.

## 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, AB-N-P004, and a copy of the operating plan is available to interested parties, which details operating practices.

## WEBSITE

The current owners have their own web site, <https://thegardenarms.com>. They are listed on TripAdvisor with a 4.5 rating. The hotel has its own active Facebook page.

## EPC RATING

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

## TITLE NUMBER

The title number for property is BNF1212.

## RATES

The rateable value of the business is £7,900 and a residential apportionment of £725 as at April 2023, property reference number VR1044 and benefit from a 100% discount under the Rural Relief Scheme with a potential net liability of £zero for eligible businesses.

## PLANS

Indicative layout plans are available upon request from ASG Commercial Ltd.

## PRICE

Offers Over £329,000 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 Ltd is in touch with several lenders who provide specialist finance. 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 [///guideline.dollar.ringers](https://www.what3words.com/#!/guideline.dollar.ringers)

## VIEWING

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

ASG Commercial Ltd, 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 Ltd with whom purchasers should register their interest if they wish to be advised of a closing date.



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