



Offers in the region of  
**£399,000**  
(Freehold)

## The New Inn

79 Main Street, Aberchirder, Huntly, AB54 7TB





Beautifully presented  
refurbished Coaching Inn

Based in picturesque location  
in Aberchirder, Aberdeenshire

Great reputation for  
food and drink

Recently developed  
micro-brewery on site

Lovingly restored and  
updated throughout



Excellent public facilities

2 attractive letting suites

Fantastic reviews

Three-bedroom owners'  
accommodation with shower  
room and separate lounge

Hub of the community





## DESCRIPTION

The New Inn is a beautifully presented 18th century coaching Inn in the centre of the attractive Aberdeenshire village of Aberchirder. It also benefits from a fantastic, recently developed, micro-brewery on site. The property has been lovingly restored and updated over the last 14 years making it the hub of the community that it now is. The efforts of the owners to restore both the property and the standing of the establishment in the community, has resulted in a fantastic reputation with the locals creating an authentic pub atmosphere with delicious food, home brewed beer and entertainment space. Trading throughout the year, the pub is a great spot for both locals and visitors to relax and enjoy the community vibe.

## TRADE

The business benefits from a prominent trading position on the main street of Aberchirder ensuring a steady flow of both passing trade and a loyal local clientele from the main village. A streamlined business which is run by the two owners without the need for regular additional staffing. Trading throughout the year, whilst enjoying a high level of tourist trade during the Summer months, the business is sustained by the regular local trade in the winter months.



The business prides itself on the great variety of beers and ales that are on offer and is proud to be included in CAMRA's "Good Beer Guide".

The newly developed microbrewery has been a fantastic addition to the offering. The hand crafted beer is sold in the pub and has demonstrated exceptional profitability to date.

The business has been developed over 14 years of ownership resulting in an easily transferable, robust and well-formed business ready for new owners to take forward.

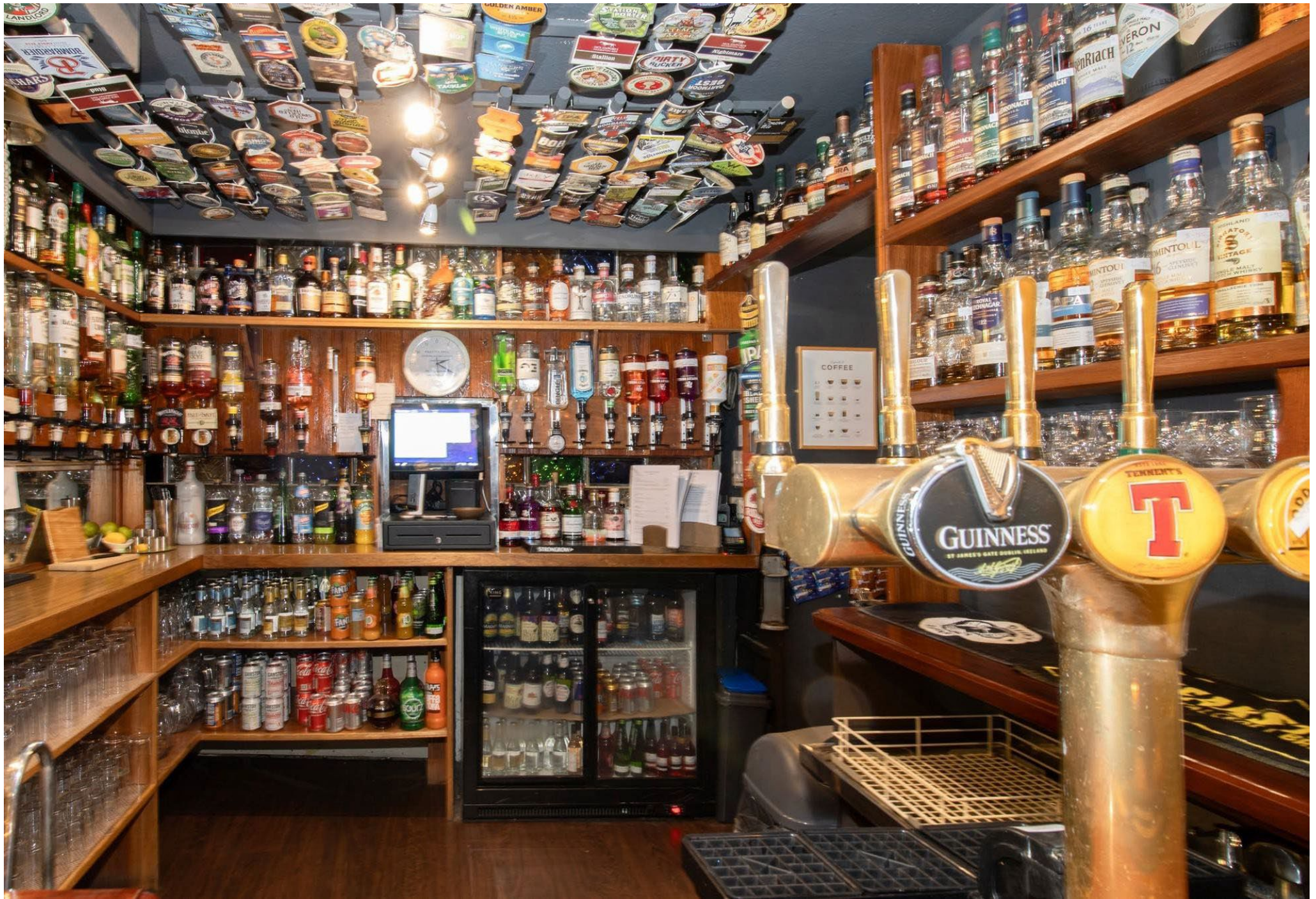
## STAFF

The current business is run by the two owners with no requirement for any further staff on a day-to-day basis.

## REASON FOR SALE

It is the owners desire to retire that brings this exceptional opportunity to the market.







## LOCATION

Aberchirder is an attractive 18th Century village situated in a picturesque rural Aberdeenshire setting and boasts a population of circa 1200. Often referred to as "Foggieloa", the village has a feature village square and benefits from its own primary school, library and numerous retail outlets. Local towns of Banff (10 miles) and Huntly (11 miles) provide a wide range of social, economic and welfare facilities. The town of Portsoy on the beautiful Moray coastline is 9 miles away. Leading to an array of coastal towns and villages all unique and loved by tourists. The New Inn's situation is also on the Castle Trail and Whisky Distillery Trail. Further afield, the village is approximately one hour from Aberdeen and two hours from Inverness. The business is located on Main Street with a prominent frontage and ideally located to other local businesses.

## THE PROPERTY

The New Inn was built around 1780 and was originally a coaching inn where horses would have been stabled in what is now the Inn's dining room. This attractive traditional stone-built property with slate roof over is the epitome of a traditional local pub and benefit from a central location in the middle of the Main Street of the village. A flat roofed extension sits to the rear of the property and houses the toilets, function room and microbrewery. The flat roof has been recently replaced with a fully warranted rubber roofing.

The property has been finished to a fantastic standard throughout. Expertly combining modern style with traditional comfort. This loving restored property must be seen to be fully appreciated.

## PUBLIC AREAS

### Public Bar

This refurbished room is the heart of the business and is entered directly from the street. The beautiful wooden bar is enhanced by the high-quality traditional furnishings, delightful feature fireplace (including large woodburning stove) and a variety of cosy comfortable seating areas. A variety of casual eating options are available in this area. The cellar is situated adjacent to the Bar with easy access to bar needs.







## Dining and Breakfast Room

This spacious room can take 30 covers with flexibility. The bottom end of the room, which overlooks the garden, is also used as the breakfast room to host staying guests. This is a very flexible room and can be adapted in line with requirements including dining, relaxation and smaller parties. There is space for a buffet area that is serviced by a mini kitchen, this includes a coffee machine and grinder, Glass washer, and fridge.

## Events hall

A light bright space with capacity for 80 persons. This exceptionally spacious room is serviced by its own bar and cellar and has easy access to the Hall from the kitchen for food service. Finished in light subtle colours and with a maple wooden floor, the space also benefits from a small stage. A large wood burning stove adds to the ambience of this room balancing space and light with a cosy ambience. There is immediate access to the small garden with covered seating from a door within the hall and overlooks the garden with a large window. Has previously accommodated beer and whisky festivals, private functions, small weddings, quiz nights, meetings and wellness activities.

There is planning permission in place to put in French doors which would link both the events hall and restaurant to the garden.









## Microbrewery

Located in a fully renovated area within the building at the rear of the property, the microbrewery has been fully up and running for 6 months. This has given the New Inn a new self-sufficiency reducing the costs of purchasing draft ale externally. It demonstrates an enviable profit margin and offers at the same time local draft brewed beer. It is a huge asset for those wanting to acquire a hospitality business in charge of its own ales. At the present time five ales are on hand pull alternating with another two. All have been received with fantastic enthusiasm.









## LETTING BEDROOMS

Located on the upper floor there are two letting rooms one of them a suite of two rooms:

- **Glendronach Room:** A large room with super king bed with large shower ensuite. It includes comfortable chairs, a coffee table, a desk and a Smart TV.
- **Deveron Suite:** A flexible suite of two rooms with bathroom. The large room includes a king size bed, space with comfortable seating, a coffee table and a Smart TV. The small room includes a double bed. The bathroom has underfloor heating, bath and shower.

The rooms have been fully renovated and furnished to a very high standard. All include efficient electric heating radiators that can be programmed. All electrics have been carefully located within the rooms for guest ease of use.











## THE KITCHEN

The large commercial kitchen is fully equipped. The main stay of the kitchen is a Rational Ten Grid Oven White Efficiency self-cooking centre with extractor canopy and stand with cooling tray storage.

It also includes a Hobart commercial dish washer, hob, fryer, fridges, freezers, sous vide, microwaves and all other necessary equipment for a business of this size.

## CUSTOMER SERVICES/ WASHROOMS

There are separate male, female and accessible toilets located centrally. These rooms have recently renovated and refurbished to a high standard.

## UTILITY

Washing machine and drying area close to outside area.





## OFFICE

There is an office located to the right-hand side of the guest entrance hall which houses the New Inn CCTV equipment along with a desk, printer and shelving areas.

## OWNER'S ACCOMMODATION

Leading away from the guest rooms the corridor leads to the owner's accommodation and a door gives access to this separate unit. The accommodation comprises of three bedrooms (two double bed size and a single with the single currently being used as a laundry room) and a bathroom with shower. This is a flexible area which could easily be used to create further guest accommodation if required as well as owner or manager accommodation to suit personal requirements.

There is a separate private lounge located on the ground floor that is currently for the owners use.

## THE GARDEN/OUTSIDE AREA

A new partially covered beer garden and seating area in a sheltered outside position. With flower tubs and boxes it creates a charming and relaxed atmosphere. Planning permission is in place to add French doors which will allow direct access from both the restaurant and events hall to the garden.

## GROUNDS

Ample parking is available for guests both to the front and back of the property. There is a spacious car park to the rear which can accommodate approximately 10 cars, supplemented by on-street parking. There is also a large storage container located to the rear of this space which is available for purchase by separate negotiation.

## SERVICES

The property benefits from mains electricity, mains water and drainage. Electrical heating throughout. 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, and a copy of the operating plan is available to interested parties, which details operating practices. The licence has reference LAPREM/00090/22.

## EPC RATING

The EPC rating for the property is C.

## TITLE NUMBER

The title number for the property is BNF2230.

## RATES / COUNCIL TAX

The property has a rateable value £7,850 (which includes £350 allocated to residential) as at April 2023, property reference number VR10793 and benefits from 100% discount under the Small Business Bonus Scheme for eligible businesses.

## WEBSITE

The current owners have their own web site, <https://www.newinnaberchirder.co.uk>. They are listed on TripAdvisor with outstanding 5/5 rating. The hotel also benefits from a very active Facebook page.

## PLANS

An indicative plan is available upon request from the selling agents ASG Commercial.

## PRICE

Offers in the region of £399,000 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 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 ///spellings.waxes.pines

## VIEWING

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

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

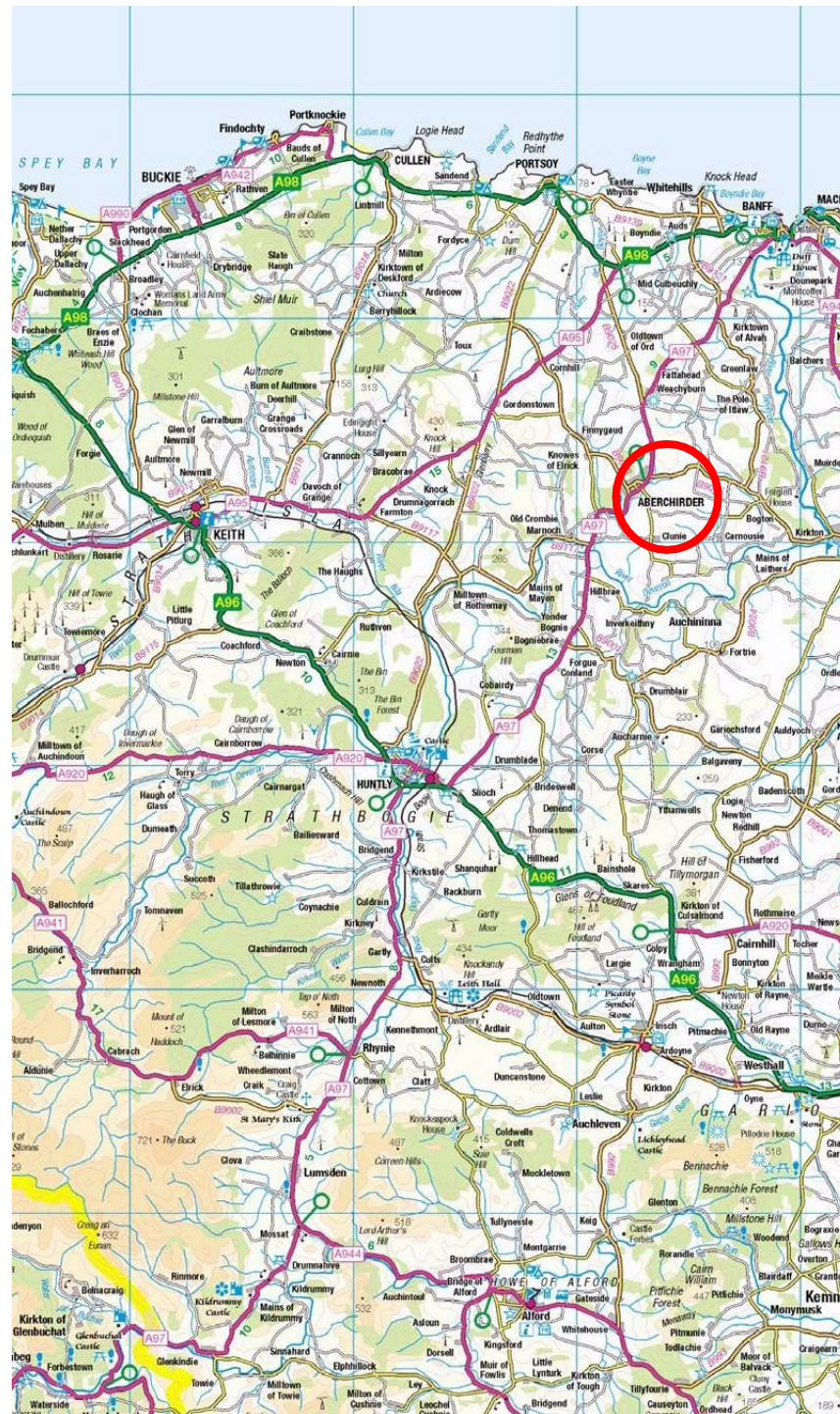
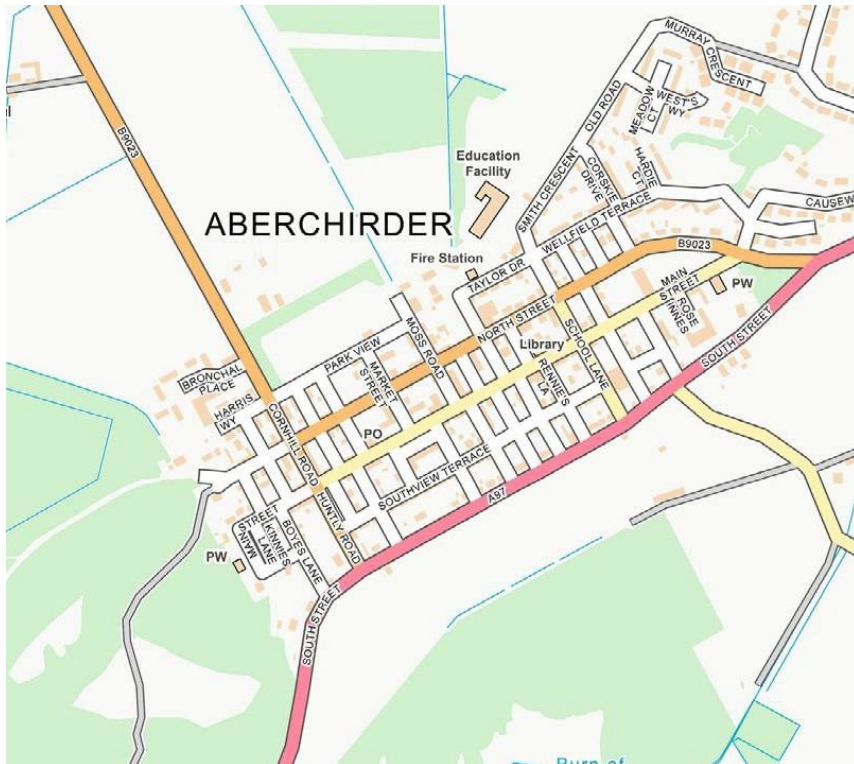
Tel: 01463 714757 (5 Lines)

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, should one be set.



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