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solicitors and estate agents

The Clockhouse Restaurant, & 2 Apartments The Square, Tomintoul, AB37 9ET
Offers Over £295,000

Contact us on 01479 874800 or visit www.massoncairns.com

Presenting a rare and exciting opportunity to acquire a thriving hospitality and residential package in the heart of Tomintoul – the highest village in the Highlands, and a key destination on the iconic North East 250 route. This remarkable property includes the renowned Clockhouse Restaurant, a beautifully presented and well-equipped premises offering a stylish bar/restaurant area, an expansive commercial kitchen, multiple WCs (including accessible facilities), a dedicated wash/store area, and a walk-in cold room. The layout is thoughtfully designed to provide a smooth flow between front-of-house and kitchen operations, with excellent storage and staff facilities throughout. The restaurant space extends to over 190 sqm and is ready to continue trading immediately or adapt to suit alternative hospitality ventures. Included in the sale are two spacious residential apartments: A 2-bedroom apartment, ideal for staff accommodation, letting subject to the necessary consents, or owner-occupier use. A generous 4-bedroom apartment, perfect for family living or further income generation is also included. Adding to the overall functionality of this unique offering is a large store, providing ample storage for supplies and equipment, as well as a double garage. Located within the Cairngorms National Park, Tomintoul is a magnet for visitors year-round thanks to its breathtaking scenery, outdoor pursuits, whisky trail proximity, dark sky's status and warm Highland hospitality. The property's prominent position within the village, combined with its diverse income potential, makes it a compelling opportunity for entrepreneurs and investors alike. Whether you're seeking to build a lifestyle business, expand your hospitality portfolio, or explore the North East 250's growing tourism appeal, this is an opportunity not to be missed. EPC - Restaurant & Service Area - Band F, Apartment 1 - Band D, Apartment 2 - Band E

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Tomintoul

Tomintoul is the Eastern Gateway to the Cairngorms National Park and has the reputation of being the highest village in the Highlands at 1165 ft (350m) centred round a picturesque square and situated near the Lecht Ski Resort Centre on the scenic route between Grantown on Spey and Royal Deeside. It is the largest village in the Glenlivet area supporting B&B's, a post office and general stores, art studios, craft, gift and malt whisky shops.

Tomintoul also has its own distillery, "the Tomintoul", which made the Guinness Book of Records for producing "The Largest Bottle of Scotch Whisky in The World" - at 105.3 litres. There are also three more stills, "The Tamnavulin", "The Braeval" and "The Glenlivet" within a few miles.

The area is surrounded by the mountain ranges of the Cromdales, the Ladder Hills and the Cairngorms, facilitating spectacular views, walks and other outdoor pursuits, including wildlife appreciation, salmon and trout fishing on the nearby River Avon, mountain biking on many trails and nearby bike Glenlivet and hill walking a plenty.

The nearby Lecht Ski Centre 2090 provides winter sports and in the summer has quad biking and go-carts.

Transport Links

Located in the heart of the Highlands, Tomintoul offers a number of convenient travel options for local, regional, and international travel.

Road: Tomintoul is well-connected via road with the A939, a major scenic route running through Speyside, providing easy access to both Aberdeen to the east and Inverness to the north.

Air: The nearest airports are Inverness Airport (approximately 43 miles away) and Aberdeen International Airport (approximately 56 miles away), offering both domestic and international flights.

Rail: The nearest railway station is Aviemore (around 27 miles away), which is on the main line from Inverness to London, providing connections to major cities across the UK.

Public Transport: There are regular bus services that run through Glenlivet connecting it to neighbouring towns and villages.

For schooling, Tomintoul falls within the Moray Council area, which provides a comprehensive education system. Primary education is available at Tomintoul Primary School, a small but well-regarded school located right in Tomintoul. For secondary education, pupils typically attend Speyside High School in Aberlour, which is approximately 21 miles away and offers a broad curriculum.

For further education, the University of the Highlands and Islands offers a range of courses and has several campuses throughout the Highlands, with the nearest being in Elgin and Inverness. Other universities in Aberdeen and Dundee are available.

Rateable Value & EPC

As this is a commercial portfolio, there is no home report.

EPC Ratings

Restaurant & Service Area - Band F

Apartment 1 - Band D

Apartment 2 - Band E

Restaurant & Service Areas

Occupying a prominent position in the historic village of Tomintoul—the highest village in the Highlands—The Clockhouse Restaurant offers an outstanding opportunity to acquire a distinguished hospitality venue in the heart of the Cairngorms National Park. Situated on the renowned Glenlivet Estate, internationally recognised for its malt whisky production, breathtaking scenery, and rich biodiversity, the property also benefits from its prime location on the popular North East 250 tourist route—a scenic circuit that draws a steady stream of visitors year-round. Internally, the restaurant is both characterful and elegantly presented, featuring traditional Highland architectural details such as exposed stone walls, timber ceiling beams, and generous sash windows that bathe the interior in natural light. The layout comprises a spacious main dining area and additional flexible seating spaces, alongside a welcoming central bar and reception area. The overall ambience is one of refined comfort—ideal for both relaxed daytime dining and evening service.

The Clockhouse is particularly well regarded for its chef-led, contemporary Scottish menu, showcasing the finest local and seasonal ingredients. Highlights include Moray Firth seafood, locally reared

beef, lamb and game, as well as foraged wild mushrooms, herbs, and berries sourced from the surrounding Glenlivet Estate. This culinary excellence is paired with a curated wine list and a fine selection of Scotch whiskies, ensuring a memorable experience for all guests. Supporting the dining space is a fully equipped commercial kitchen, complete with ancillary preparation areas, cold room, office and storage, designed for efficiency and capacity. Additional facilities include customer and accessible WCs, all presented to a high standard. With its enviable setting, established reputation, and proximity to key visitor attractions and outdoor pursuits. The Clockhouse Restaurant represents a rare opportunity to acquire a thriving and beautifully appointed business at the heart of one of Scotland's most scenic and sought-after destinations.

Apartment One

Positioned above the Restaurant and accessed via a private entrance, Apartment One offers well-presented and practical accommodation (circa 66sqm apartment and 35sqm basement) ideally suited for owner-occupiers, staff housing, or as a self-contained holiday or long term let (subject to the necessary consents). Arranged over the first floor with additional basement storage, the apartment provides comfortable living space in a convenient and central village location. The main living accommodation comprises a generously proportioned sitting room, featuring dual windows and ample space for both relaxation and entertaining. The adjacent kitchen, located at the rear of the apartment, is bright and functional with fitted units and space for informal dining. There are two double bedrooms, both of excellent proportions, offering flexibility for family living or guest accommodation. The bedrooms are served by a bathroom, complete with a bath and overhead shower. On the lower ground level, the apartment benefits from a substantial basement area, offering extensive storage potential. This space includes a secure room and separate store—ideal for equipment, bicycles, or further utility use. This apartment represents a versatile and valuable addition to the property, enhancing its overall appeal as a mixed-use investment or live-work opportunity.

Apartment Two

Occupying the upper floors of the property, Apartment Two is a substantial four-bedroom residence offering spacious and versatile accommodation arranged over three levels. Accessed via its own entrance hall at ground level, this generously proportioned apartment



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(circa 160sqm) is ideally suited for owner use, multi-generational living, long-term rental, or as a self-catering holiday let in the heart of the Cairngorms (subject to the necessary consents). The first floor comprises a welcoming kitchen/dining room, well-sized for family meals and entertaining. A bright and spacious sitting room is positioned to the front of the property, enjoying views over the village square and providing a comfortable area for relaxation. This level also hosts three bedrooms, including two doubles and one single, all served by a central family bathroom. On the second floor, the property continues to impress with a large principal bedroom / living area, providing an ideal private suite or studio-style space. Also on this level is a second family bathroom, along with a further double bedroom, and additional storage via a cloakroom and hall cupboards. The floor also includes access to a large attic space, offering excellent storage. The property's generous layout, combined with its blend of period charm and practical living space, makes it a highly attractive residential component of this mixed-use offering. Whether for owner occupation, staff housing, or income generation, Apartment Two enhances the flexibility and value of the overall offering.

Trading Figures

Trading figures will be provided after a formal viewing has taken place.

Outside

The properties front on to the attractive Square in Tomintoul and to the rear there is a large store with additional double garage with the benefit of power and light. There is a generous paved area which offers ample space for further outdoor storage with a drying area. This space could be adapted by the new owners to suit i.e. divided into individual patio gardens.

Services

The subjects benefit from mains electricity, water and drainage. Propane Gas is used for cooking and the central heating system is oil fired.

Potential

DEVELOPMENT OPPORTUNITIES

The current owners operate the restaurant at a reduced level as they wish to retire, the following are some areas where the current trading model could possibly be adapted:

Development of the restaurant offering to serve a longer opening period.
Morning coffee and afternoon teas could also be considered given the level of passing trade on the A86.
Include takeaway.
Increase the number of covers served.
Change the trading model to a café with gallery or similar.

Regulatory

A full Premises Licence is in place, and will be made fully transferable to a new purchaser.

Entry

By mutual agreement.

Price

Offers over £295,000 are invited

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:- Masson Cairns

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

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Email: property@lawscot.com

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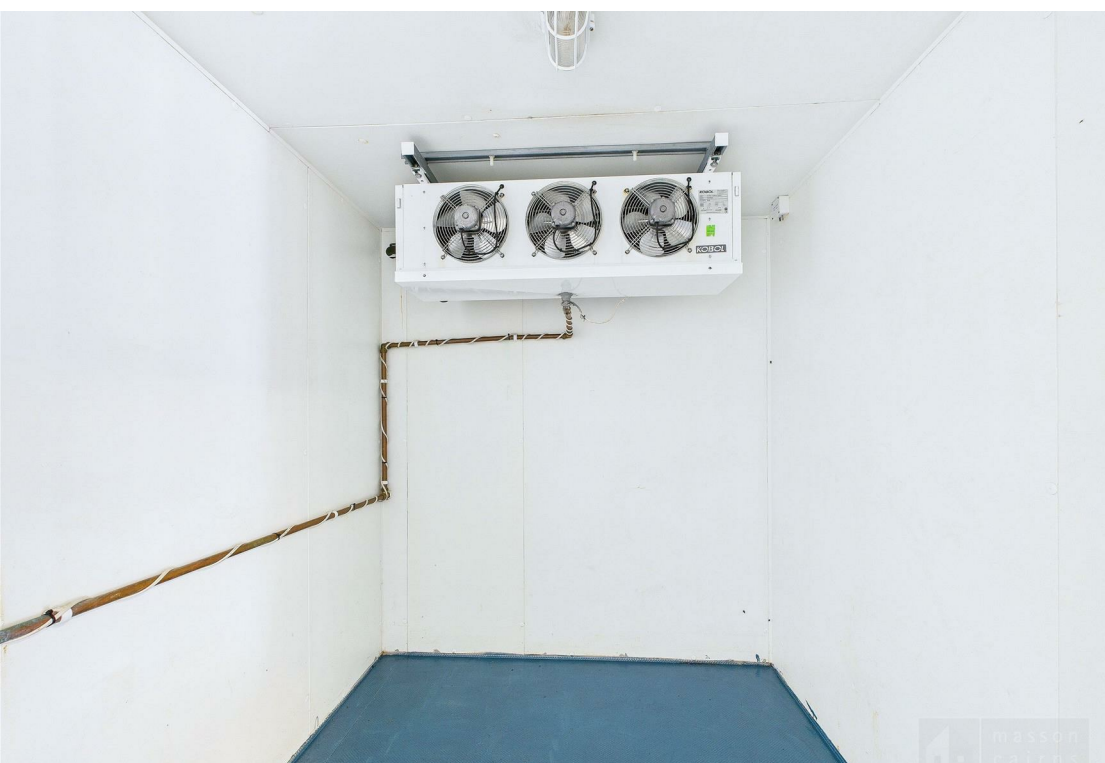
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Approximate total area⁽¹⁾

187.19 m ²
2014.89 ft ²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0 Building 1



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Floor -1



Floor 0



Floor 1



Approximate total area⁽¹⁾

110.81 m²

1192.76 ft²

(1) Excluding balconies and terraces

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Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

159.62 m²

1718.12 ft²

Reduced headroom

15.41 m²

165.92 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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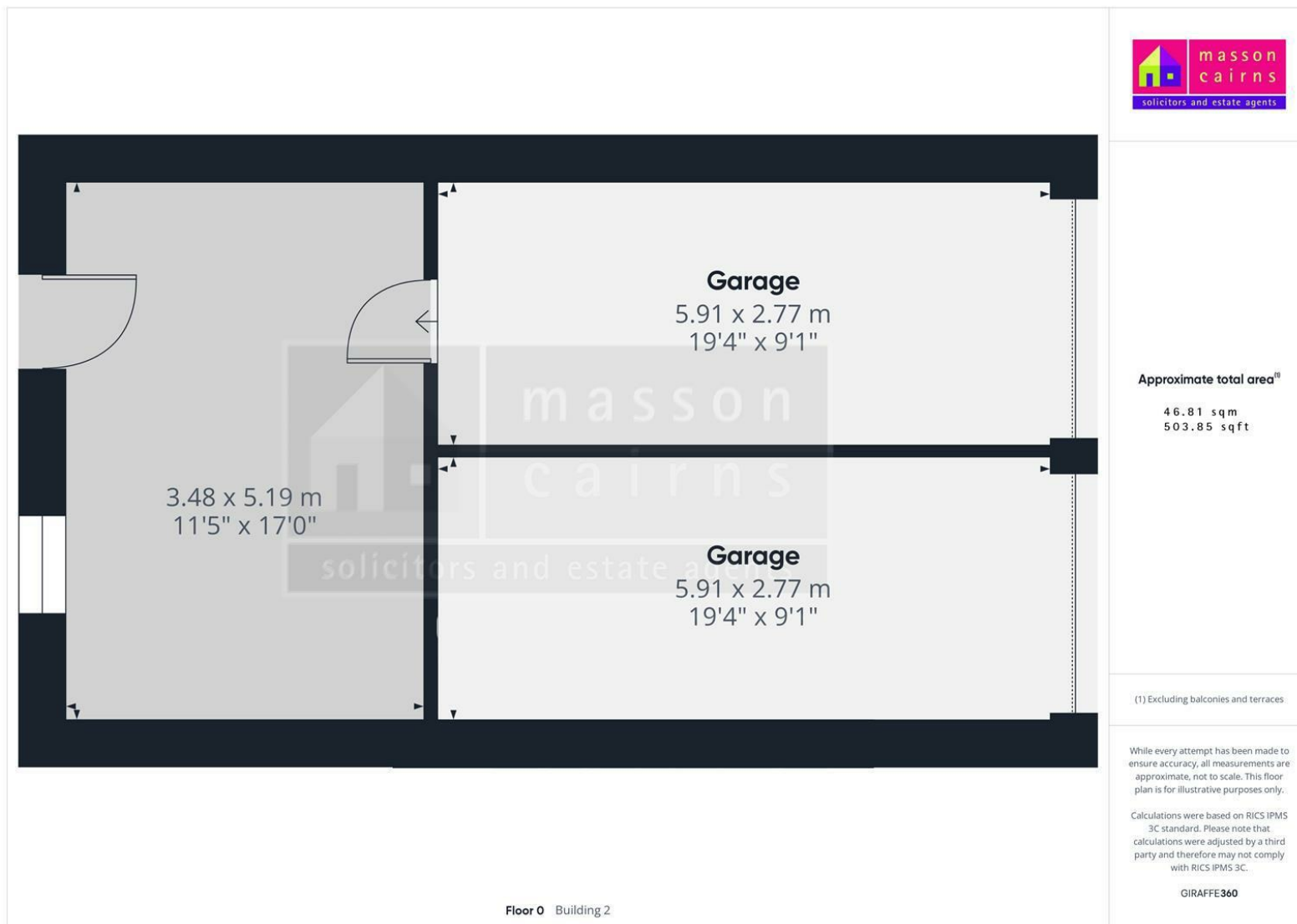
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Approximate total area⁽¹⁾

46.81 sqm
503.85 sqft

(1) Excluding balconies and terraces

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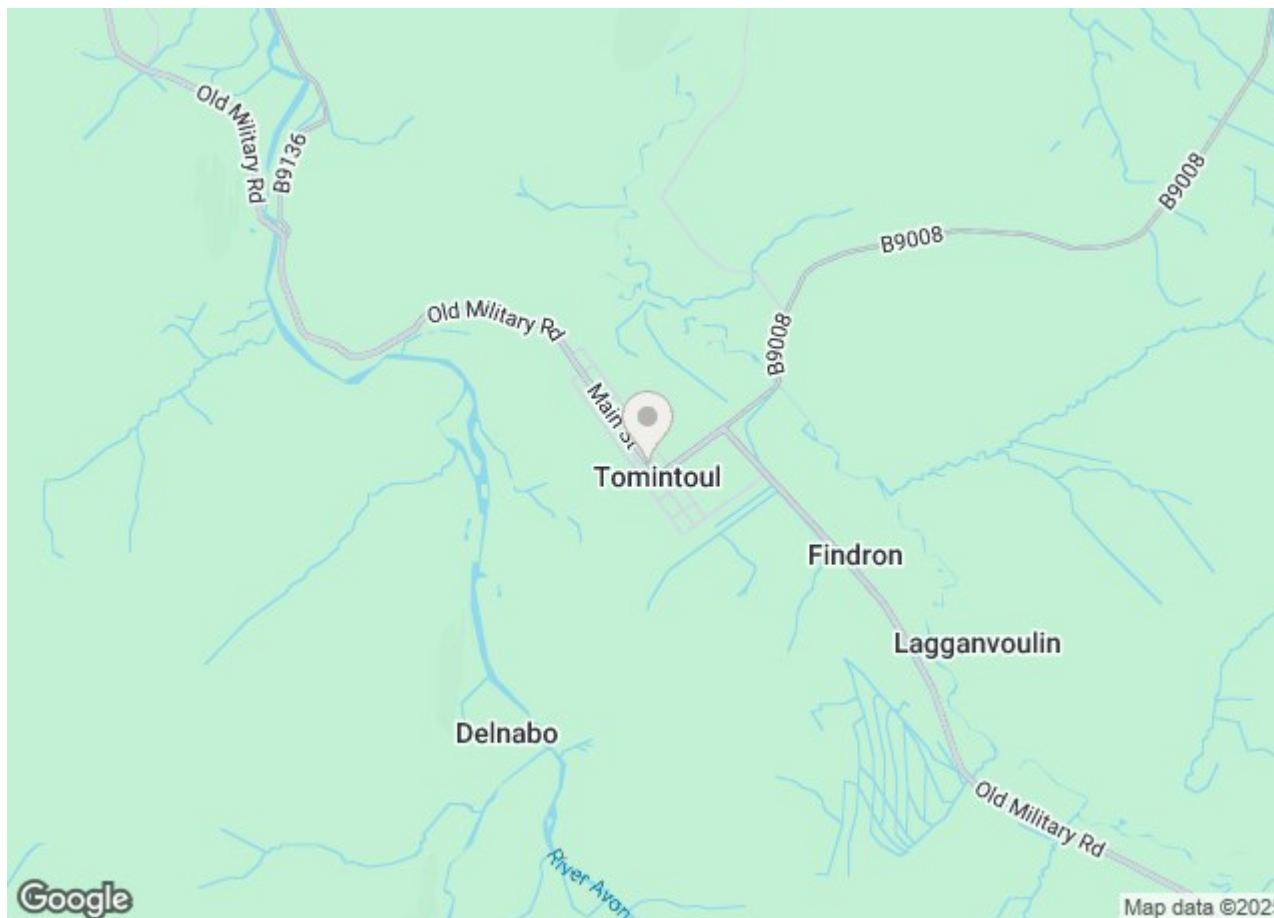
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While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters



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