



THE PARK HOTEL MACDUFF, AB44 1YA

Operating as a Bar and Guest House with 5 spacious letting bedrooms

Elevated trading location with spectacular coastal views in the popular seaside town of Macduff

Set within large grounds with beer garden and large customer car park

A solid "Home and Income" lifestyle opportunity within an easy-to-operate trading model

Good owner's accommodation on the third floor with a double en-suite bedroom and dressing plus lounge/diner and domestic kitchen on the first floor



The sale of The Park Hotel brings to the market a business opportunity to purchase this attractive property with the potential to develop trade further. Working under the extant trading model it offers a self-employment proposition with both a lifestyle and income prospect.

Offers Over £315,000



Commercial

Hotels
Guesthouses
Licensed
Retail

York House
20 Church
Street
Inverness

Telephone
0845
450 0790

DESCRIPTION

The Park Hotel is an attractive and substantial Victorian property, which extends a friendly welcome to its clientele. The property is located within approximately three quarters of an acre of ground which is surrounded by a high stone wall which provides a sensation of privacy to the property. From its elevated location views extend over to the beaches, harbours and shores around Macduff and Banff and further across the Morayfirth to the Sutherland coastline providing a refreshing and stunning vista for the Hotels customers. The Hotel is long established but has benefited over recent years from a number of significant upgrades undertaken by the current proprietors. The business' newly installed fire alarm system, which meets current legislative standards, plus a comprehensive security system incorporating 8 CCTV cameras and alarm are an indication of the inward investment. Following various extensions over the years the Hotel is presented today in very good condition with all en-suites being replaced in the past 3 years and many areas being renovated to a high standard. Despite this, there remain a significant number of original features such as cornices, high skirting boards and a feature stained glass window; all reflecting its Victorian origins.

The present operation of business focuses mainly on two income streams of wet sales and accommodation on a bed and breakfast basis. The bar drives much of the turnover providing a year-round service to a loyal and supportive local trade. With a combination of

music nights, quizzes and general events the bar is a vibrant focal point of the business. With its darts team and the provision of a pool table, large TV screen, Juke Box and gaming machine the bar has a traditional feel and is a popular venue. Good quality accommodation is provided from 5 well presented, comfortable letting bedrooms, all of which benefit from smart décor and modern facilities; 4 en-suites and one with private facilities. Macduff is only 1 mile from Banff which gives the business a catchment area of some 15,000 people. Trade is supplemented by



business to business custom and through tourism during the summer months who are attracted to the area due to the stunning scenery. Many are enticed to the region to research their genealogy. A traditional fishing village, Macduff is at the mouth of the River Deveron which boasts some exceptional salmon fishing. The locality is well known for its sandy beaches and beautiful rugged coastline, with a wide range of bird and aquatic life. Another key attraction of the area is the golf provision and the local courses of Royal Tarlair and Duff House Royal are to name but a few. The Hotel benefits as the area is set on the whisky trail and there are a number of castles within Banffshire, Moray and Aberdeenshire. Due to the owners desire to simplify the trading model, the catering element of the Hotel has been held in abeyance despite the provision of an excellent commercial kitchen and the facilities to produce a high level of catering and the potential to rearrange service areas to provide a quality dining environment.

The present owners are wishing to retire from the hospitality trade due to family illness and it is this that brings this "home and income" lifestyle venture to the market. New owners could continue with the current trading pattern which has suited the present proprietors perfectly or





reintroduce a full catering facility. This developmental aspect of the business would certainly improve service provision for overnight guests and the number of visitors staying in self-catering accommodation locally, not to mention the local population, thereby increasing turnover to a greater level. The Park Hotel is a good capital investment opportunity for new proprietors who are willing to take the business to new levels. It would be ideally suited to a couple who have some catering experience and have the motivation to introduce new services.

THE PROPERTY

The Park Hotel is a detached property of traditional stone construction with a slate pitched roof dating back circa 180 years and was the home of the provost of Macduff. A sympathetic timber and block extension benefits from a pitched roof. The subjects are arranged over 3 floors.

PUBLIC AREAS

Entry to the original Hotel building is via a solid outer door which leads to a tiled vestibule onto a second wooden door with etched glass inlay. This entrance portico leads into the main reception hallway with a stylish wooden stair case

to the front. This entrance to the Hotel reflects charm and character which is befitting of a quality establishment. The washrooms for ladies, gents and disabled customers are located to the right of the reception hallway; these facilities are maintained in good order. To the right is the guest restaurant which is primarily used for breakfast service but can also be utilised for small meeting and family gatherings. This room benefits from a back-to-back bar, with tasteful wood panelling, and could easily be brought back into full use as a dining room. This room benefits from access from the main reception and therefore guests do not need to process through the bar. Amongst its highly attractive features are a ceiling rose and beautiful cornicing. Its wooden floor facilitates easy maintenance and is in keeping with the natural feel it pervades. This ample sized room can seat up 24 covers, benefits from original Victorian features and has a large bay window with views over to the front garden area.

The bright and welcoming bar has a relaxed and traditional ambience assisted by a smart range of modern wall and ceiling lighting. A good level of high quality décor and well appointed free-standing furnishings can accommodate approximately 50 persons. With a pool table and darts lane, the bar appeals to a broad section of the local community. The pool table area can also be used for discos, karaoke and as a band playing area. The bar servery which is wood-clad is of a good size and presents a broad range of alcoholic and soft drinks including sundries. The bar also has a large screen TV which attracts custom during 'big-matches'.

LETTING BEDROOMS

The Park Hotel has 5 letting bedrooms on the first floor to sleep 12 guests (2 family rooms, 1 double, 1 twin and 1 single). These are all well-appointed and comfortable all with modern bathroom facilities; 4 en-suites and 1 with





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private bathroom. Rooms have central heating, tea/coffee making facilities, alarms, hairdryers and colour television.

OWNER'S ACCOMMODATION

The owner's accommodation of this property is extensive and an attractive feature of the property. At present the owners utilise a substantial living room on the ground floor but this could easily be brought back into commercial use as a restaurant. This room has many original features including an exquisite fire place (wooden with original tiling), a ceiling rose and beautiful cornicing. This large bright room has an attractive bay window. In addition on the ground floor is a domestic kitchen used by the proprietors. On the third floor the owners utilise an en-suite bedroom with an adjoining dressing room. Within this area there is scope for further expansion of proprietor's accommodation.

SERVICE AREAS

The property boasts a very well equipped commercial kitchen; an adjoining large storage room which house freezers/fridges and dry goods leads to the rear garden area. These facilities are ample to produce a full range of food service and present a developmental aspect of the current business. A laundry with 4 washing machines and 2 tumble dryers are located to the rear of the kitchen. There is also a staff toilet and adequate storage throughout the subjects; including a linen store on the second floor. The beer cellar is ergonomically located close to the bar with ease of access for deliveries.

GROUNDS

The business benefits from a large well maintained garden with a fountain to the front of the Hotel and a large side garden offer exciting views towards the shore below. The grounds are mainly laid to gravel, grass and flower borders being framed by a stone wall. A beer garden to seat 24 persons is situated to the front of the building. The car park can accommodate up to 20 vehicles. External buildings include a large metal constructed garden storage shed and sheds to the rear of the property.

DEVELOPMENT POTENTIAL

As mentioned previously, new owners could increase trade with the introduction of a, much sought after, catering service. The business is located within significant grounds and there may be some scope to develop it to include additional accommodation units subject to planning consents.

SERVICES

The subjects benefit of mains electricity, gas, water supply and drainage. The central heating is gas fired and the building is double glazed throughout. The external area is provided with floodlighting.

LICENCES

The business holds a Premises Licence in accordance with the licensing Scotland Act 2005. A copy of the Operating Plan, with building outline, will be made available to interested parties after viewing.

WEBSITE

The Hotels website will transfer as part of the sale; www.parkhotel-scotland.co.uk.

Property Misdescription Act 1991

These sales particulars are prepared as a general outline of the property and business. Buyers should make their own enquiries to satisfy themselves as to the accuracy of information given. Neither we, nor any member of our staff, has authority to offer or imply any representation or warranty over this property.



TRADE

The Park Hotel is an easily run lifestyle business. The present owners choose to focus upon accommodation and the bar; however, there is significant scope to promote catering trade including lunchtime meals and dinners. Accounting information will be made available to seriously interested parties subsequent to formal viewing.

PRICE

Offers over £315,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock items to be purchased by independent valuation at cost less VAT.

FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance to the hospitality trade. Paul Hart (Head of Commercial Sales) will be delighted to discuss your financing requirements with you and make an appropriate introduction.

We have a large team of legal experts in-house and can act in all legal matters arising to include conveyancing and licence transfers.

DIRECTIONS

Elgin 30 miles, Aberdeen 50, Inverness 72.

The location within Macduff is as per the inset map and the town is readily located on the Elgin to Fraserburgh road (A96).

VIEWING

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

ASG Commercial

York House

20 Church Street

Inverness IV1 1ED

Tel: 0845 4500790

Fax: 01463 711083

E-mail: info@asgcommercial.co.uk

Website 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.