

Ryden

FOR SALE

SUBSTANTIAL ATTRACTIVE HOTEL
WITH 14 LETTING ROOMS



**STATION HOTEL
ARDUTHIE ROAD
STONEHAVEN
AB39 2NE**

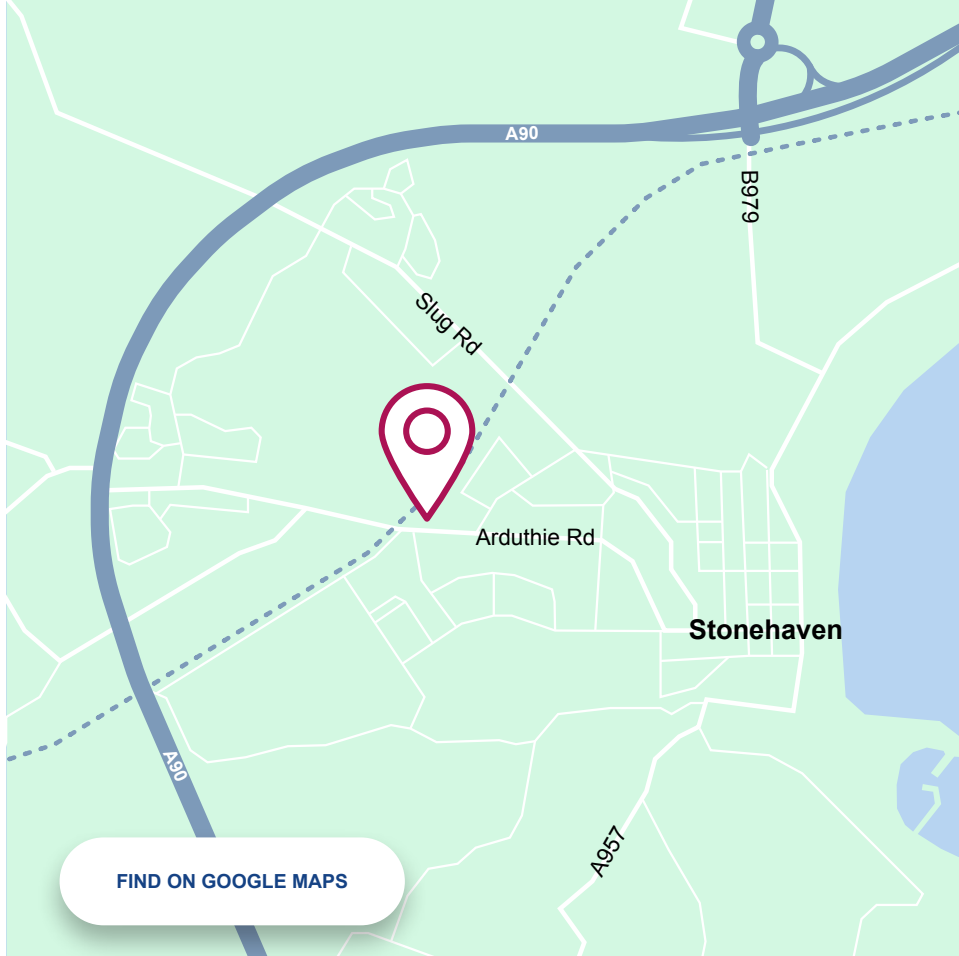
**HIGH TURNOVER BUSINESS
WITH EXCELLENT NET PROFIT**

**FABULOUS 80 COVER
RESTAURANT/LOUNGE BAR**

**14 LETTING BEDROOMS AND
4-APARTMENT OWNER'S FLAT**

**OFFERS IN EXCESS OF
£1,400,000 ARE INVITED
FOR THE OUTRIGHT
OWNERSHIP INTEREST.**

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



THE PROPERTY LIES ADJACENT TO STONEHAVEN RAILWAY STATION AND HAS PROMINENT VISIBILITY FROM ARDUTHIE ROAD.



LOCATION

Stonehaven has a population of 11,600 and is situated on the north-east coast, 15 miles south of Aberdeen and has immediate access to the A90.

Within Stonehaven, the Station Hotel is situated to the west of the town centre in a predominantly residential area. The property lies adjacent to Stonehaven Railway Station and has prominent visibility from Arduthie Road which is the main arterial road leading westwards from the town centre.

DESCRIPTION

The Station Hotel is a substantial and very well maintained, stone building.

Internally the property comprises an attractive 80 cover restaurant/lounge bar, a traditional public bar which can accommodate 20 customers seated and equivalent number standing. There is a further 30 cover coffee room and a large function room which in total can accommodate 140 guests around a large dance floor.

The upper floor comprises 14 letting bedrooms, of which 5 are ensuite. All letting bedrooms, ensembles and bathrooms were comprehensively refurbished during lockdown. The upper floors also contain a superior 4-apartment owner's flat.

On the ground floor, serving the restaurant and function room, is a substantial commercial kitchen with separate store. The kitchen has additional storage facilities contained in external buildings.

Externally there is an attractive beer garden together with a small owner's private garden.

In summary, The Station Hotel is an extremely well-presented property and has been maintained and decorated to a high standard containing good quality fixtures and fittings throughout.

THE OPPORTUNITY

Offers in excess of £1,400,000 will be considered to purchase the outright ownership interest in The Station Hotel.

FINANCIAL INFORMATION

Three years audited accounts are available which show an excellent and improving turnover and also an excellent conversion to net profit. For the year ending 28th February 2023, the financial information can be summarised as follows:-

| 2023 | |
|----------------------------|------------|
| TURNOVER | £1,272,000 |
| ADJUSTED NET PROFIT | £250,000 |

Although trade is food led, beer sales are very high and the current MAT annual barrelage for draught beer and cider is in excess of 350 brewers barrels (36 gallons).

RATEABLE VALUE

The subjects are currently entered into the Assessor's Valuation Roll as having a Rateable Value of £92,500.

The current UBR (2023/2024) for properties within a Rateable Value over £51,000 is £0.511.

EPC

Available upon request.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of value added tax (VAT). Any intending tenants must satisfy themselves independently as to the incidents of VAT and respect of any transaction.

LEGAL COSTS

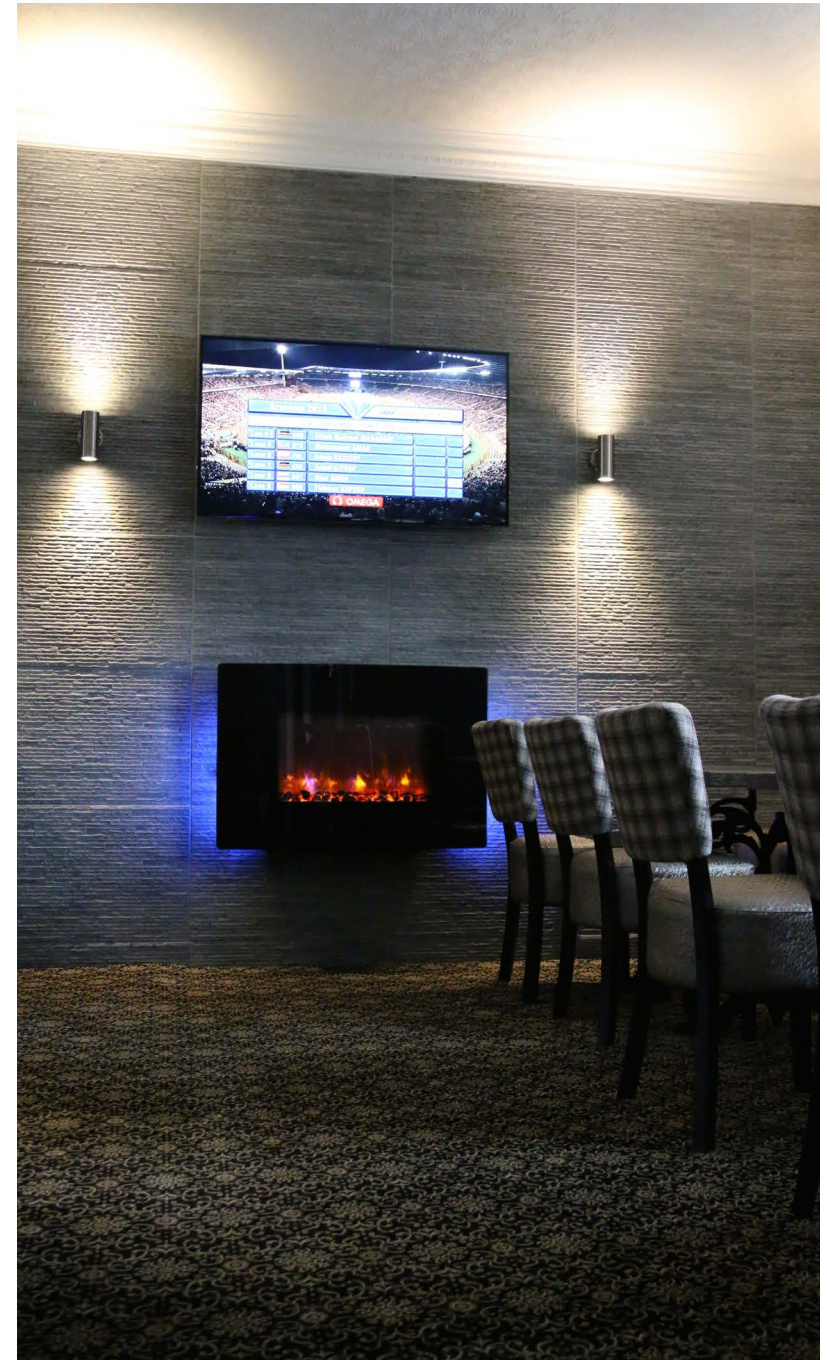
Each party will be responsible for their own legal cost with the ingoing tenant being responsible for any Land and Buildings Transaction Tax (LBTT), recording, dues, and VAT as applicable.



ON THE GROUND FLOOR, SERVING THE RESTAURANT AND FUNCTION ROOM, IS A SUBSTANTIAL COMMERCIAL KITCHEN WITH SEPARATE STORE. THE KITCHEN HAS ADDITIONAL STORAGE FACILITIES CONTAINED IN EXTERNAL BUILDINGS.







**THE STATION HOTEL
IS A SUBSTANTIAL
AND VERY WELL
MAINTAINED,
STONE BUILDING.**



FOR SALE

**SUBSTANTIAL
ATTRACTIVE
HOTEL WITH 14
LETTING ROOMS**



**STATION HOTEL
ARDUTHIE ROAD
STONEHAVEN
AB39 2NE**

GET IN TOUCH

Viewings strictly by appointment only. To arrange a viewing, or for further information, please contact:

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Ryden

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **April 2024**

