

For Sale

Country Restaurant with Letting Rooms

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01224 588866

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130 St Vincent Street, Glasgow G2 5HF

Tel: 0141 204 3838 www.ryden.co.uk

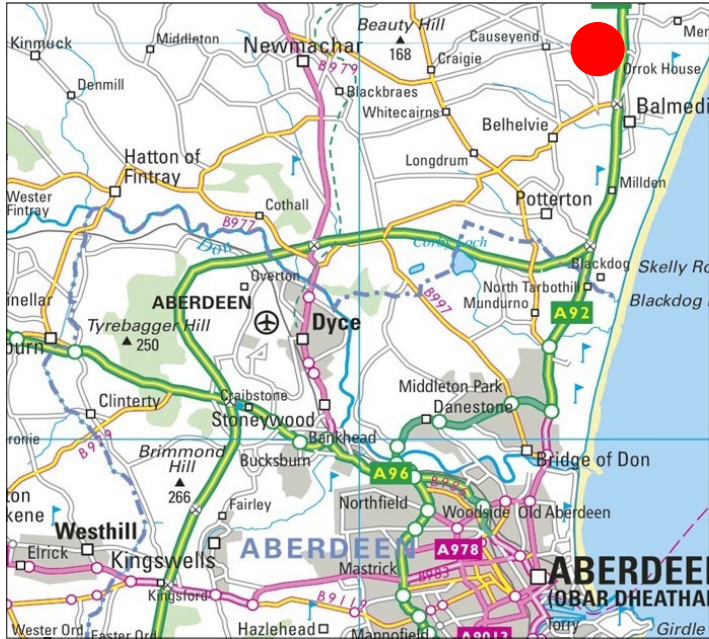


The Cock and Bull

Ellon Road
Balmedie
AB23 8XY

- Exceptionally attractive country restaurant
- Walk in condition having an excellent fit-out with high quality fixtures and fittings
- Prominent main road location
- Five ensuite letting rooms
- 92 cover restaurant and conservatory with attractive bar
- Current turnover c. £775,000 per annum
- Overall gross profit margin at 75%
- 3 acre site with excellent development potential for coffee shop/visitor centre/additional letting rooms

- Offers in the region of £900,000



Location

The subject property sits in a prominent location on the B977, 8 miles north of Aberdeen City Centre, only 1 mile from Trump International Golf Links and the village of Balmedie. The village has a population of 2,230 (2006) and planning permission has been granted in September 2019 for 500 houses at Trump International.

An additional development proposal which includes a further 500 houses is planned for a site immediately to the south-west of Balmedie. These development proposals will undoubtedly result in an increase in the size of the local population

The Cock and Bull has excellent main road frontage extending to 182 m (600 ft) and has considerable development potential for complementary uses such as coffee shop/visitor centre/ additional letting rooms.

Description

The subject property comprises an attractive, traditional, stone country inn with private drive and car parking for approximately 40 vehicles, on a site which we estimate to be 3 acres in size.

Internally the Cock and Bull is fitted out to a very high standard and comprises an attractive lounge bar with flagstone floor, exposed wooden beams and original cast iron open fireplace.

The bar leads through to a modern, 48 cover conservatory which is used as a dining room and has good quality, fabric upholstered dining chairs and wooden tables on top of a hardwood overlay floor. Lighting is from a bespoke central light fitting and recessed spotlights.

There is further 44 cover dining room of exceptional quality, fitted out with a mix of fixed leather upholstered seating and good quality, fabric upholstered dining chairs.

The floor is finished with a hardwood overlay and walls are primarily plastered and painted.

The commercial kitchen and prep are large enough and equipped to cater for high food volume.

The Cock and Bull has 5 well fitted out, double, ensuite letting rooms which achieve a high average room and occupancy rate.

Trading Information

Accounts will be made available to interested parties upon application.

Rating Assessment

The Cock and Bull is listed on the Scottish Assessors website as a Hotel, having a current Rateable Value of £67,500 which has been effective since the 1st of April 2017..

Energy Performance Certificate

An EPC is currently being prepared and will be available upon request.

Development Opportunity

We consider that the land immediately adjacent to the Cock and Bull, which is within the demise, is suitable for development.

Detailed development plans were prepared for the erection of a coffee shop and we consider that the ground is suitable for development of visitor centre/coffee shop/ additional letting rooms, subject to planning consent being obtained.

Legal Costs

Each party will be responsible for their own legal costs incurred, with the ingoing purchaser being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

Value Added Tax

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Viewing and Further Information

The premises are currently occupied and trading and, as such, viewing is strictly by appointment only through the solely appointed agent.

Douglas Lambie

m. 07909 092 642

douglas.lambie@ryden.co.uk

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