HOTEL/PUBLIC HOUSE

> 5 BED HOTEL

> BAR AND FUNCTION ROOM

> SUBSTANTIAL PARKING

> OFFERS INVITED

FOR SALE

THE LODGE HOTEL, OLD RAYNE, INSCH, AB52 6RY

CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800 www.shepherd.co.uk

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LOCATION

The subjects are situated within the small rural settlement of Old Rayne located approximately 7 miles northwest of Inverurie on the main A96 roadway. A good range of services and facilities can be found within the nearby town of Inverurie or alternatively within Aberdeen city itself.

The subjects themselves are located to the south most end of the settlement at the junction of Lawrence road with Riverside Drive with residential accommodation to the north and south and agricultural land to the east. The subject's location gives good access to the A96 and as such a high level of passing trade can view the subjects.

DESCRIPTION

The subjects comprise a substantial two storey traditional stone built detached property which has seen substantial extensions to the side and rear elevations.

The main section of the property is of two storey traditional pointed stonework construction with a multi pitched and slated roof. Internally at ground floor the main building provides a lounge bar, dining room and public bar together with male and female w.c.'s and a small internal office area.

A pedestrian door from the lounge bar gives access to one of the rear extensions. This part of the property provides a substantial function room with a fixed timber bar.

A single storey extension to the east elevation provides a large office and kitchen facilities.

The subjects sit on a large site which is largely laid in tarmac providing substantial levels of car parking.

PRICE

Offers are invited for the purchase of the heritable interest in the property.

RATING

The subjects are currently entered in the Valuation Roll at a Rateable Value of £9,500. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

Further information and a recommendation report is available to seriously interested parties upon request.

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT, Registration dues and the cost of obtaining landlord's consent.

ACCOMMODATION	SqM	SqFt
Basement	57.26	616
Ground Floor	514.71	5,540
First Floor	140.9	1,517
TOTAL	**712.87**	**7,673**

The above mentioned floor areas have been calculated on a gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS. The subjects sit on a site which, including footprint of the building extends in total to approximately 0.320 hectares (0.791 acres).

For further information or viewing arrangements please contact the sole agents:

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