



LICENCED RESTAURANT & BAR – POTENTIAL FOR RESIDENTIAL CONVERSION

- FLOOR AREA: 2,249 FT² • FRI LEASE TO JUNE 2031 (TBO 2026) • QUALIFIES FOR 100% RATES RELIEF
- CURRENT RENT: £20,000 PA • NET INITIAL YIELD: 8.7% • OFFERS OVER: £225,000

FOR SALE

DUFFUS INN, 1 HOPEMAN ROAD, DUFFUS, IV30 5RR

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LOCATION

The subject property is located within the small rural village of Duffus prominently positioned on the north side of Hopeman Road which forms part of the B9012, the main road running through the village. Surrounding properties are generally in residential use, though the subjects are attached at the front to the local convenience store and post office.

A wider range of local shopping, educational and transport facilities can be found in the neighbouring towns of Elgin and Lossiemouth. Elgin sits on the main A96 Aberdeen to Inverness trunk road approximately 6 miles to the South of both Lossiemouth and Duffus.

DESCRIPTION

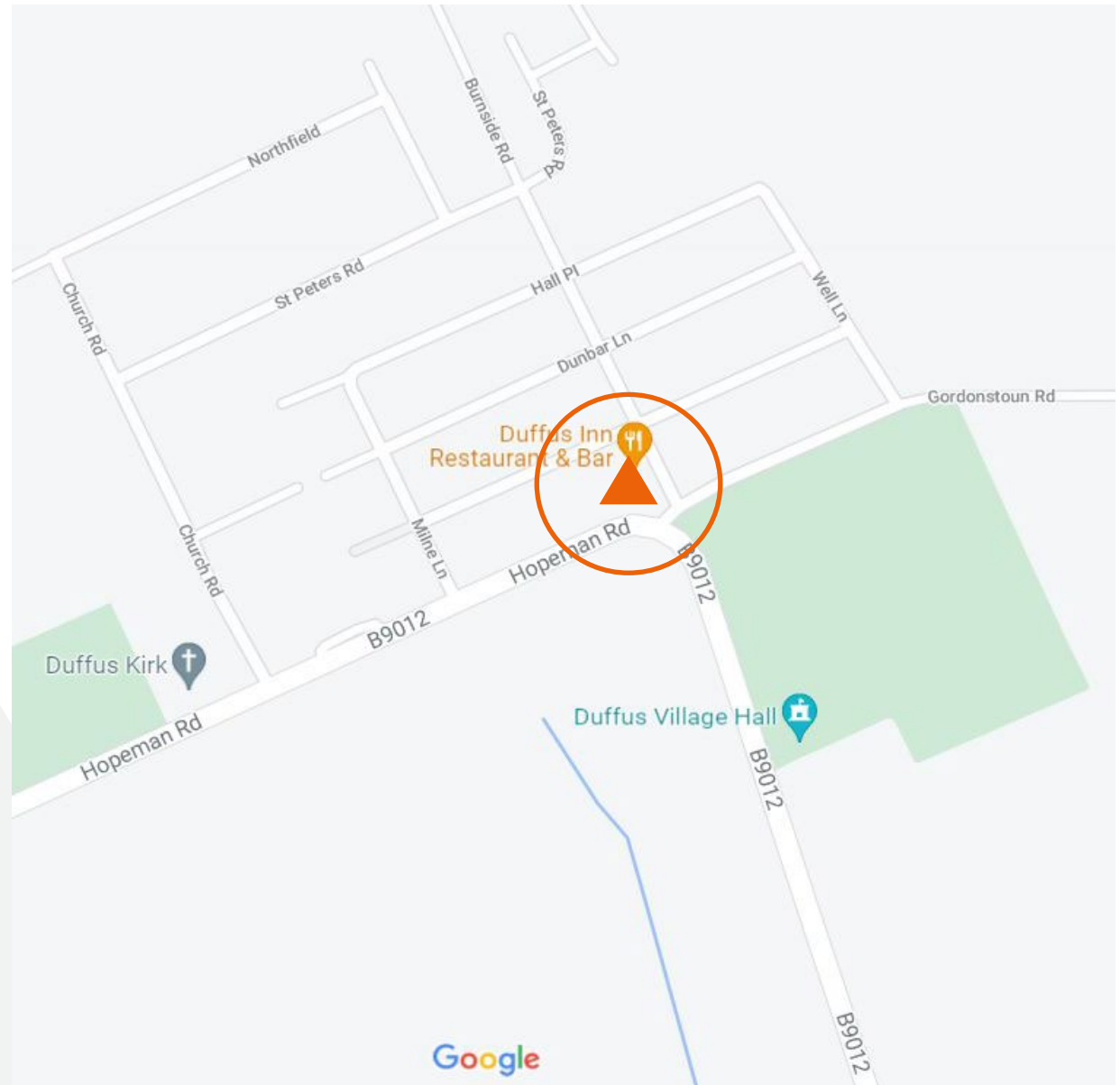
The subjects comprise a semi-detached split level traditional inn constructed circa 1900. The property has been extended by means of a single-storey entrance vestibule together with a conservatory style projection to the westernmost elevation.

The main building is of stone and slate construction. The extension appears to be of a conventional masonry construction, rendered externally and set beneath a flat felt roof covering. The conservatory also appears to be of cavity brick construction, harled externally and set under a pitched roof clad with slates.

The internal floors are principally of a solid concrete construction. The windows comprise a mix of single glazed sash and casement style as well as timber casement double glazed units in the more modern extensions. The subjects benefit from an oil-fired central heating system supplying radiators throughout. Internally, the accommodation provides a bar/restaurant area, fully fitted commercial kitchen, prep room, stores, beer cellar and WCs.

Externally, the car park is entered from the front and is principally gravel surfaced. There is a pub beer garden that sits at a higher level, accessed by means of doors out through the Conservatory extension, and it effectively lies adjacent to the main entrance to the property.

The owner's accommodation is effectively a semi-detached property which is attached to the inn. It is a single storey building of traditional construction and provides lounge with kitchenette, 2 bedrooms and a bathroom. **The property has potential for conversion to residential use, subject to planning.**



FLOOR AREA

The property extends to an approximate floor area of 208.98 m² (2,249 ft²).

TENANCY

There is a full repairing and insuring lease in place to D I Catering Limited, Company No: SC681485 incorporated on 19th November 2020.

The lease commenced in June 2021 for a term of 10 years with a tenant break option at the end of year 5. The current rent is £20,000 per annum, exclusive of VAT and is subject to 5-yearly rent reviews on an upwards only basis.

TENURE

Heritable title (Scottish equivalent of English Freehold).

RATEABLE VALUE

NAV/RV: £10,500. The property qualifies for 100% Small Business Bonus Scheme rates relief.

EPC

Details available on request.

PRICE

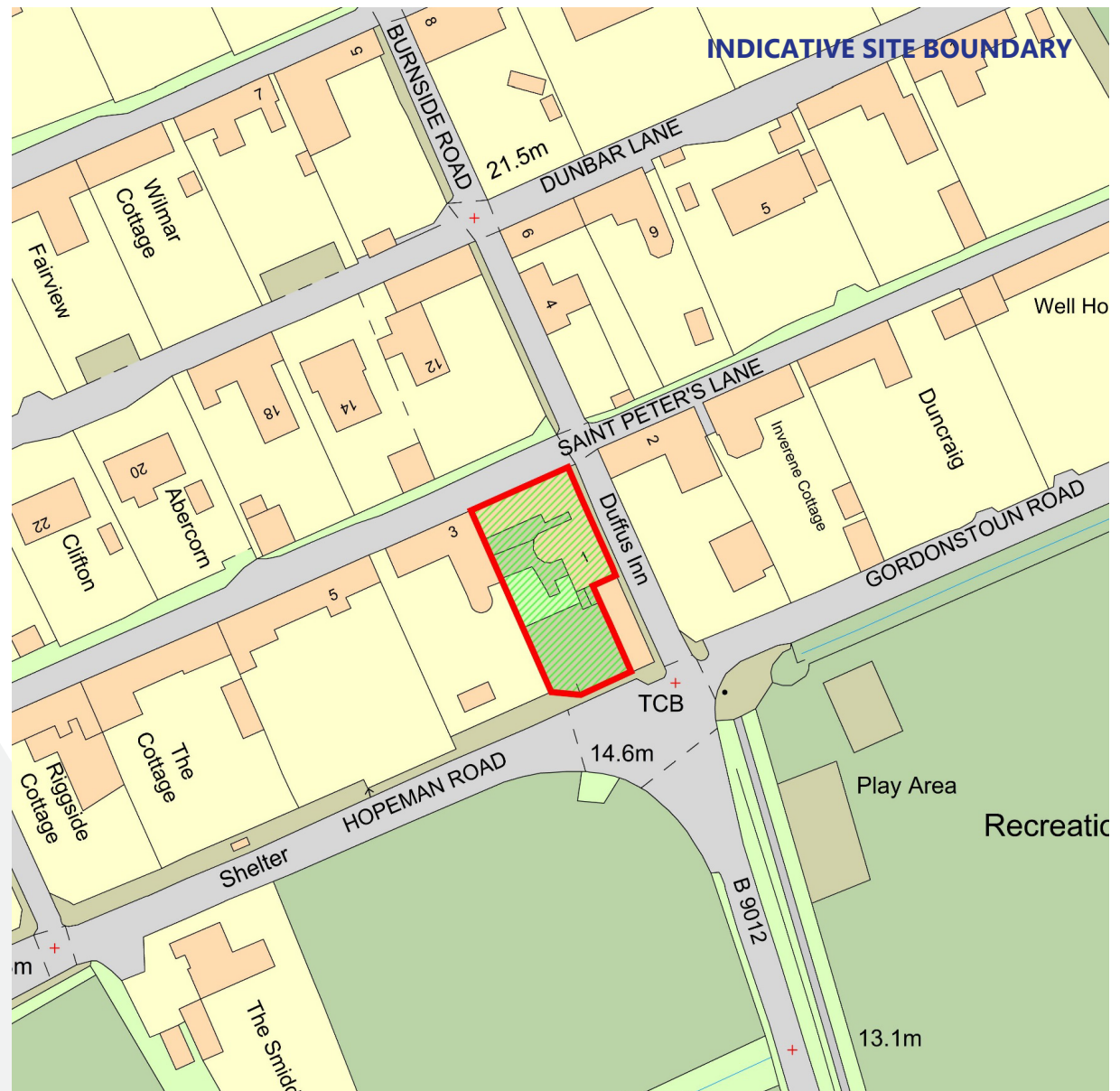
We are seeking offers over £225,000 exclusive of VAT for our client's Heritable interest with the benefit of the exiting lease. A purchase at this level would show an attractive net initial yield of 8.7%, after deduction of standard purchaser's costs.

VAT

The property is elected for VAT, however, it is envisaged the transaction will be treated as a TOGC.

COSTS

Each party will bear their own legal costs. The purchaser will be liable for any LBTT, Registration Dues and VAT thereon.









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

Shepherd Chartered Surveyors Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA, Tel: 01463 712239

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