



BUSINESS FOR SALE

The Commercial Hotel,
17 Commerce Street, Inch, AB52 6HX

- Prominent roadside location
- Ground floor public bar and dining room
- 3 En Suite letting rooms
- Self-contained owners' accommodation
- Offers over £245,000

LOCATION:

The Commercial Hotel is prominently positioned within a central position within the rural village of Insch.

Insch is approximately 26 miles northwest of Aberdeen city and serves as a small commuter village with limited local services including a school, small industrial estates and convenience stores.

The village is serviced by a train link that connects it to Aberdeen and Inverness and there is also a bus service that connects the village to the nearby towns of Huntly and Inverurie.

DESCRIPTION:

The Commercial Hotel comprises a traditional town centre public house with letting rooms contained within a two-storey detached building of traditional construction. The property has been altered over the years including the addition of a two-storey rear projection.

Internally, at ground floor there is a well-presented public bar and small dining room with a commercial kitchen located off. There is additionally a former function suite to the rear. At first floor there is a function room, admin office, double letting room with private shower room, owner's bedroom and a resident's lounge/kitchenette. In addition, at first floor level there is a self-contained owner's apartment which comprises double bedroom, living room, kitchen and bathroom. There are a further two en-suite double letting rooms located on the first floor.

Externally to the north of the property is an area of off-street parking for approximately 5 vehicles. There is also a small service yard to the rear of the hotel.

ACCOMODATION:

Ground Floor:- entrance, public bar, dining room, kitchen, former function room/ store and patron WC's.

First Floor:- function room, admin office, double letting room with private shower room, resident's lounge/kitchenette and separate owner's room/additional letting room with no ensuite. Additionally located on this floor is the owner's apartment which is self-contained and comprises double bedroom, lounge, kitchen and bathroom.

Second Floor:- two en-suite double bedrooms

Owner's accommodation: - additionally at first floor level there is a self-contained owner's apartment which comprises double bedroom, lounge, kitchen and bathroom.

External: Patio with outdoor tables and parking.

TRADE INVENTORY:

The asking price will include the trade inventory. Stock will be agreed separately.

RATING:

From reference to the Scottish Assessors Association Website the subjects are noted to have a rateable value of £18,000

PRICE:

Our clients are seeking offers over £245,000 for the business as a going concern.

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred during the transaction with the purchaser being responsible for stamp duty, land tax, registration dues and VAT incurred.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the property is available upon request.

ENTRY:

Early entry can be afforded upon conclusion of legalities.

ACCOUNTS:

Full trading accounts will be available to interested parties after a formal viewing has taken place.

BUSINESS:

A substantial amount of work and money has been spent on the property in the last five years including replacement of part of the roof, the electrics have been replaced and the rooms have been refurbished, two new boilers have been installed together with new windows.

The business is now offered in a walk in condition ideally suited for an owner operator and is primarily operated as a wet led public house serving the local community with the benefit of three letting room.

The business is open

Monday 4pm – 11pm
 Tuesday 4pm – 11pm
 Wednesday 4pm – 11pm
 Thursday 4pm – 11pm
 Friday 12 noon – 1pm
 Saturday 12 noon – 1pm
 Sunday 12 noon - 11pm

The current owner has leased the dining room and kitchen to Café Mint on an informal basis, however, this arrangement has been in place for a number of years.

VIEWING & FURTHER INFORMATION:

Strictly by appointment and arrangements can be made by contacting the business advisory team;

Margaret Mitchell
 D M Hall LLP

Tel: 0131 624 6130

e-mail: business.sales@dmhall.co.uk

DATE OF PUBLICATION:

July 2023

REFERENCE

ESA2717

**IMPORTANT NOTE**

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give 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 intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warrant whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.



