



## BUSINESS FOR SALE OR TO LET

The Creel Inn, Catterline  
Stonehaven, Scotland, AB39 2UL

- A fantastic opportunity to acquire an established and popular restaurant and bar
- Situated in the historic fishing village of Catterline
- Walk in condition.
- Offers over £475,000 exclusive or £30,000 per annum

**LOCATION:**

The Creel Inn is situated within the small coastal village of Catterline on the north east of Scotland's scenic coastline only circa five miles south of Stonehaven and 22 miles south of Aberdeen. The restaurant sits high above the quaint and picturesque bay with its curved shingle beach and small fishing harbour.

**DESCRIPTION:**

The subjects comprises a coastal restaurant and pub arranged of the ground floor of a semi-detached 11/2 storey traditional building.

Internally the property is fresh and provides 65 covers in the restaurant with a further 30 in the lounge. There is a fully fitted commercial kitchen, traditional bar, dining room, ancillary storage, cellar and customer wc facilities.

**ACCOMODATION:**

Ground Floor:- lounge, bar, beer store, customer toilets, main restaurant, disabled wc's and kitchen.

Attic:- storage.

**TRADE INVENTORY:**

The trade inventory is not included in the asking price and is available through separate negotiation.

**RATING:**

From reference to the Scottish Assessors Association Website the subjects are noted to have a rateable value of £29,250.

**PRICE:**

Our clients are seeking offers over £475,000 are invited for the goodwill, fixtures and fittings of the business and the freehold interest of the commercial property. Our client would consider leasing the property fully fitted at £30,000 per annum.

**LEGAL COSTS:**

Each party to be responsible for their own legal costs incurred during the transaction with the ingoing 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:**

Can be negotiated upon completion of legalities.

**ACCOUNTS:**

Trading accounts are available upon request to seriously interested parties.

**BUSINESS:**

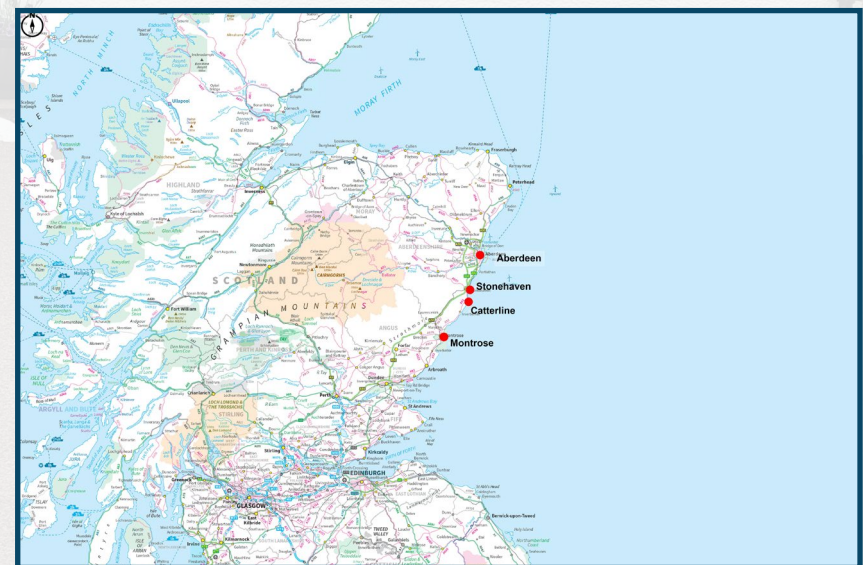
This is an excellent opportunity for an owner operator or local group operator looking to expand. It provides an easily manageable well maintained and well-respected restaurant and bar which is popular with both locals and a destination for those travelling from further afield.

The restaurant specialises in local seafood cuisine which is all locally sourced.

The restaurant is currently open

Wednesday – 12 noon – 11pm  
 Thursday – 12 noon – 11pm  
 Friday – 12 noon – midnight  
 Saturday – 12 noon – midnight  
 Sunday – 12 noon – 10pm

The current operator has decided to close the restaurant on a Monday and a Tuesday.







#### **VIEWING & FURTHER INFORMATION:**

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

Margaret Mitchell  
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#### **DATE OF PUBLICATION:**

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#### **REFERENCE:-**

ESA3066

#### **FINANCE AND BUSINESS MORTGAGES**

DM Hall is in regular contact with the specialists involved in the financing of business and property purchases in Scotland and would be happy to make any necessary introductions if required.

#### **IMPORTANT NOTE**

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