



FOR SALE

DOUGLAS ARMS HOTEL, 22 HIGH STREET, BANCHORY, ABERDEENSHIRE, AB31 5SR



SUMMARY

- Popular High Street hotel in busy Royal Deeside town.
- Good proximity to population centres including Aberdeen
- Good mix of accommodation – inc. refurbished lounge bar/bistro
- Well established business with good turnover levels
- EPC Rating = G

Offers around £925,000

INTRODUCTION

The Douglas Arms Hotel has a prominent main street location in Banchory's High Street – truly a town centre hotel. Whilst, as a result, the hotel draws custom from passers by on the main A93 Aberdeen to Braemar Road, it is the patronage from locals, visiting fishermen, tourists and golfers, as well as a range of commercial custom, that is the core of the Douglas Arms Hotel business – a good owner driven and operated hotel.

Banchory is a busy community on the River Dee, only some 18 miles from the City of Aberdeen – where there is the International Airport. Deeside increased in popularity in the 19th century courtesy of Queen Victorias purchaser of the Balmoral Estate at nearby Ballater where the Royal Family still visit annually – ensuring the continued perennial appeal of the Royal Deeside to a myriad of visitors all of which produces businesses to the local hotels. It is, however, the fame of Deeside for its field sports, fishing; shooting; stalking; that gives huge benefit to the Douglas Arms Hotel, coupled with the ease of accessibility to Aberdeen.

The current owners purchased the Douglas Arms Hotel in 2007 and have successfully developed the business creating a popular town centre hotel facility. With the decision taken to dissolve the partnership the Douglas Arms Hotel is to be sold offering a wonderful opportunity to new owners to acquire an established business in a popular locality.

THE PROPERTY

The Douglas Arms Hotel is of a traditional granite stone construction and its attractive recessed entrance, from the High Street pavement, gives access to the main hotel via the entrance foyer. The accommodation comprises as follows.



PUBLIC AREAS

The main entrance leads into an entrance foyer where there is the reception area and from where there is open access to the main, recently refurbished, Lounge Bar/Restaurant/Bistro (95) with a range of seating on freestanding tables and chairs and fixed bay/banquet seating. From the Lounge Bar/Bistro there is access to a south facing Balcony Terrace (40). To the left of the foyer is the hotels breakfast room (22). Leading off the breakfast room is the hotels former lounge bar (currently unused/used for storage). With its own access from the High Street is the Douglas Arms Public Bar which comprises 3 adjoining rooms – Snug Room; The Main Bar/Public Bar with traditional bar servery; adjoining Pool/Games room.

LETTING BEDROOMS

8 Letting Bedrooms to sleep 18 (4 double; 2 twin; 2 family). All the rooms have ensuite facilities (5 bath/shower; 3 shower only). The bedrooms are all located at the first floor level of the hotel and are equipped with central heating, hairdryer, colour TV and tea/coffee facilities.

SERVICE AREAS

The kitchen and main service areas are located at the lower ground level, accessed by an internal staircase or from the private yard at the rear. Good sized commercial kitchen with cooking and prep areas; pot wash; freezer room; dry store; laundry; spacious cellarage area (with beer cellar, bottle store, spirit store, etc); housekeepers pantry; etc.

PRIVATE FLAT

At first floor level there is a private flat comprising 4 rooms; shower room, kitchen; plus attic stores. (In recent years the private flat has been used for staff accommodation).



OUTSIDE

At the rear at lower ground level there is a private yard where there is some limited, private, shared car parking. There is private car parking available under the terraced balcony. In addition there are 2 large garage stores and the boiler room.

SERVICES

Aberdeenshire Council (01467 620981). Mains electricity, gas, water and sewage. Central heating from gas fired boilers.

LICENCE

Premises Licence

WEBSITE

www.douglasarms.co.uk



TRADE

Banchory, and therefore the Douglas Arms, have not been immune to the impact the oil prices have had on the North Sea oil industry and therefore businesses in Aberdeen and Aberdeenshire. Douglas Arms Hotel remains however, a well established business with a good level of turnover. Accounts will be made available to genuinely interested purchasers, preferably after viewing.

PRICE

Offers around £925,000 for the freehold (heritable feuhold/outright ownership) property complete with goodwill and all trade contents (according to inventory) but excluding personal items. Stock at valuation.

OFFERS

All offers should be submitted to Colliers International with whom purchasers should register interest if they wish to be informed of closing dates.

FINANCE

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.





Promap

TO VIEW

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

DIRECTIONS

Aberdeen 18 miles; Ballater 24, Braemar 39. From Aberdeen take the main A93 Deeside Road, signposted Banchory, following this road until you reach Banchory. The Douglas Arms is easily found at the west end of the town on the south side of the main High Street.

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SUBJECT TO CONTRACT

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