

# FOR SALE

## HOTEL WITH SUPERIOR ENSUITE LETTING ROOMS

# Ryden

- 26 SUPERIOR EN-SUITE BEDROOMS
- EXCELLENT DECORATIVE  
CONDITION THROUGHOUT
- HIGH TURNOVER
- EXCEPTIONAL GROSS PROFIT  
MARGINS IN EXCESS OF 80%
- FREE OF TIE
- HELD ON LONG TERM GROUND  
LEASE WITH 65 YEARS UNEXPIRED
- 40 VEHICLE CAR PARK

**REDUCED PRICE - OFFERS OVER £350,000**



## STRATHBURN HOTEL

BURGHMUIR DRIVE

INVERURIE

AB51 4GY

### GET IN TOUCH

**CONTACT Douglas Lambie**

**TELEPHONE 07909 092642**

**EMAIL [douglas.lambie@ryden.co.uk](mailto:douglas.lambie@ryden.co.uk)**

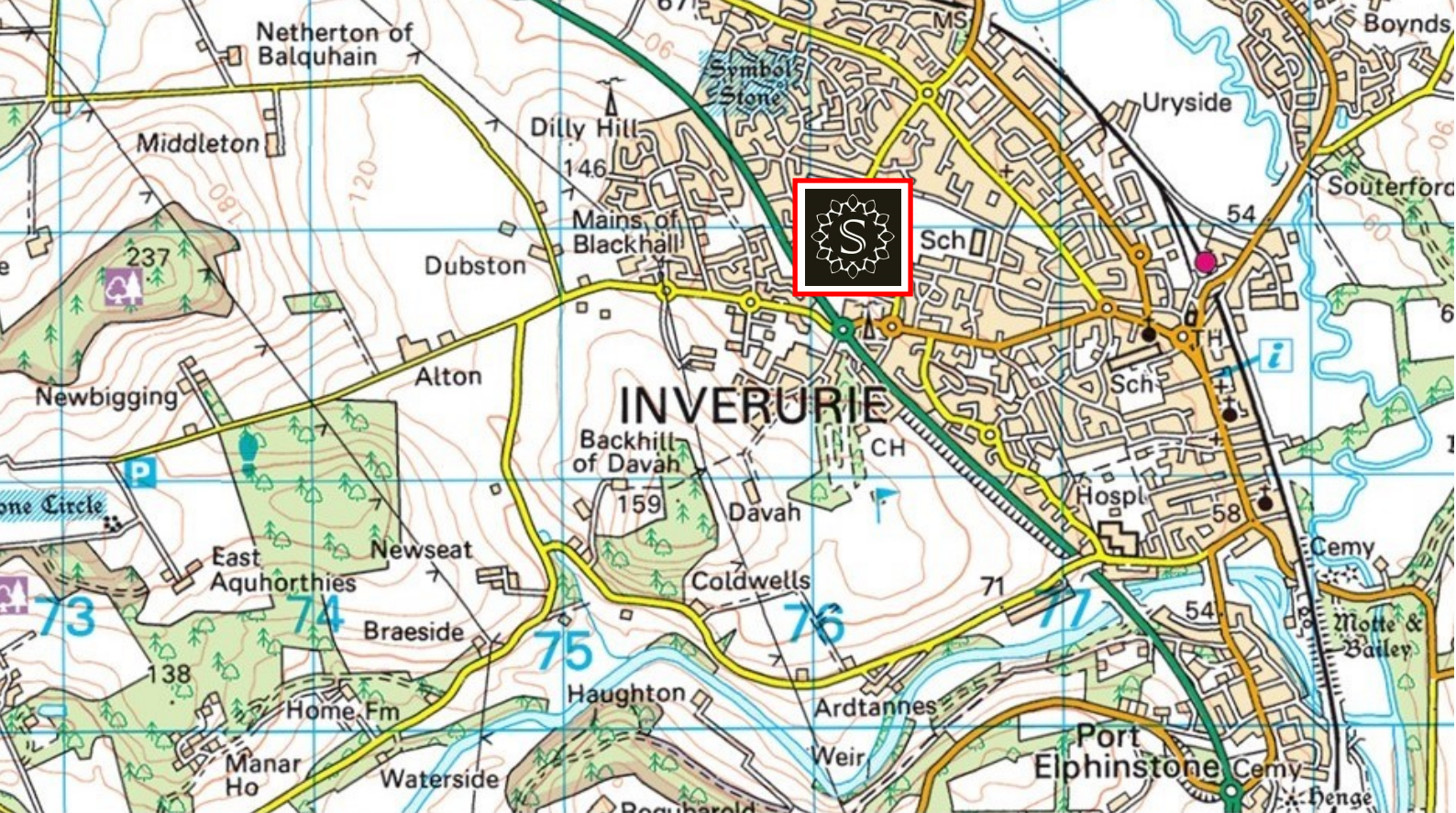
Viewing is strictly by arrangement with the sole letting agent

**GLASGOW**  
130 St Vincent Street  
G2 5HF  
0141 204 3838



**ryden.co.uk**





## STRATHBURN HOTEL

AB51 4GY

### EXCELLENT OPPORTUNITY

#### LOCATION

The Strathburn Hotel enjoys an excellent, prominent roadside location in the attractive market town of Inverurie. With a population in excess of 13,600, the town is well located approximately 16 miles east of Aberdeen and 10 miles north-east of Aberdeen Airport at Dyce. The wider catchment of Aberdeenshire is in the region of 260,000.

#### DESCRIPTION

The hotel was originally constructed in 1985 and then extended in 1999. The subjects are in an excellent state of repair and decoration throughout.

The Strathburn Hotel comprises a 26 bedroom hotel with spa, restaurant, lounge bar, commercial kitchen and food preparation area. All bedrooms are superior sized en-suite double/twin and are in excellent decorative order.

The lounge bar and dining room can accommodate 90 guests in comfort and is tastefully decorated. The dining room is serviced by a large, well appointed commercial kitchen and food preparation area.

Externally there is a large tarmac car park within the demise to accommodate up to 40 vehicles.

#### TRADING INFORMATION

We have been provided with trading accounts for the year ending 31st March 2017. The trading information can be summarised as follows:-

GROSS PROFIT	£566,319
ADJUSTED NET PROFIT	£140,161

#### GROUND LEASE

The subjects are held on a 99 year ground lease from 1st June 1985 at a rent of £32,973 per annum. The ground lease has approximately 65 years to expiry.

#### LICENCE

We understand that the hotel has a full Premises License. Details of the Licence can be made available upon request.

#### RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £60,000.

The current UBR (2021/2022) for properties with an RV under £51,000 is £0.503. Therefore, rates payable will be in the order of £30,180.

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

Available upon request.





## TERMS

**Offers over £350,000 are invited for the leasehold interest in the Strathburn Hotel.** The property is a fully fitted trading entity and will be sold with all fixtures, fittings and equipment included in the price.

## ANTI MONEY LAUNDERING REGULATIONS

To comply with Anti Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of heads of terms.

## LEGAL COSTS

In the normal manner, each party will be responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transactional Tax and registration dues.



## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Date of Revision: February 2022

## GET IN TOUCH

**CONTACT Douglas Lambie**

**TELEPHONE 07909 092642**

**EMAIL [douglas.lambie@ryden.co.uk](mailto:douglas.lambie@ryden.co.uk)**

**GLASGOW**

**130 St Vincent Street  
G2 5HF  
0141 204 3838**



**[ryden.co.uk](http://ryden.co.uk)**

Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given 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 intending purchasers or tenants should not rely on them as statements or representations 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 Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property.