



THE NEW INN, 79 MAIN STREET

ABERCHIRDER, HUNTLY, AB54 7TB


McEwan Fraser Legal
Solicitors & Estate Agents



ABERCHIRDER

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The New Inn is located at the heart of Aberchirder in Aberdeenshire, situated in the north east of Scotland, around eight miles south of the stunning Moray coastline and approximately eleven miles north of Huntly. The village is well known for its welcoming, pro-active community and has many local groups and organizations including a district committee, men's shed, sports clubs and craft groups. Local facilities and amenities include a GP surgery, pharmacy, post office, primary school, library, supermarket. There is also a community fitness gym, recently created community garden and community owned woodland walks.

The area is widely known for its tourism and agriculture business, with some of the best Scottish/UK food and drink, grown and produced in Aberdeenshire. The surrounding countryside, coastlines and woodlands are ideal for walkers and cyclists and in addition, the newly launched touring route, North East 250 (NE250) is growing in popularity which further promotes the area as a holiday destination for UK, European and Global tourists.

The famous whisky distilleries of Glendronach, AnCnoc and Glenglassaugh are all around seven miles from Aberchirder, with The New Inn benefitting greatly from distillery tour groups which has the potential for further growth. Aberchirder

is close to the very popular Aberdeenshire Castle Trail and the world-renowned Speyside whisky region which both can be reached within a twenty minutes drive. There are six golf courses within a ten-mile radius of The New Inn including The Royal Tarlair at Macduff and the Royal Duff House in Banff. The New Inn has a prominent trading position on the main street through Aberchirder and benefits from both passing trade and a consistent local clientele from the village itself and from the local vicinity, who regularly travel from nearby towns and villages, including Turriff, Huntly, Banff and even further afield. Tourists from all over the world visit or reside at The New Inn whilst touring Scotland. It is becoming increasingly popular as an authentic establishment where travelers can be immersed in local Scottish culture.

Fishing for salmon and trout at the Bridge of Marnoch on the River Deveron, a popular destination for tourists, is only two miles from Aberchirder. There is the potential to incorporate this into the tourism side of the business by offering accommodation and fishing or wildlife watching packages.

A bus network operates through the village with the nearest rail facilities being at Huntly. Easy access to the A96 and A97 gives direct routing to Aberdeen, with the city offering excellent rail and bus services, with national and international flights being provided by Aberdeen's Dyce Airport.



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McEwan Fraser are delighted to offer for sale The New Inn, a beautifully presented 18th Century coaching Inn with planning permission for a Micro Brewery. The Inn is situated in the desirable village of Aberchirder in Aberdeenshire with salmon fishing and world-renowned whisky distilleries on the doorstep. This is a stunning rural location with an excellent local population and close to larger towns and the coast. The location is very attractive to tourists as it benefits from everything Aberdeenshire and the Scottish Highlands has to offer.

The historic building is charming yet impressively large and the layout extremely versatile. There are opportunities for the new owners to expand upon the various current income streams, dependent on their talents and interests. These could include a focus on one or a combination of the following: Coffee & Ale House; Farm to Table café/restaurant; Weddings; Private Whisky, Gin and Beer Tastings; and Unique Stays in the delightfully appointed en-suite rooms. The recent planning approval for a Micro-Brewery offers an entrepreneur or beer enthusiast unlimited potential for further promotion and growth of the business.



The 1700's building is arranged over two floors and the main entrance to the building leads into a welcoming reception hallway with all trading areas accessed from it. The public bar is a versatile room used also as a café/restaurant with around 30 covers. It is traditionally furnished to a very high standard with a feature fireplace, multiple seating areas and an additional separate entrance from the main street. The second restaurant area can accommodate thirty-six covers and is currently set up as a resident's lounge, breakfast room, also used as a private function room. The function hall seats around 100 covers and has a stage, bar and cellar, direct access to the kitchen and beer garden. To the rear of the function hall is a storage room and an area designated for the Micro-Brewery. The business benefits from a recently upgraded fully equipped commercial kitchen with all necessary equipment for a business of this size. A recently constructed large pergola in the beer garden is a popular and fantastic addition.

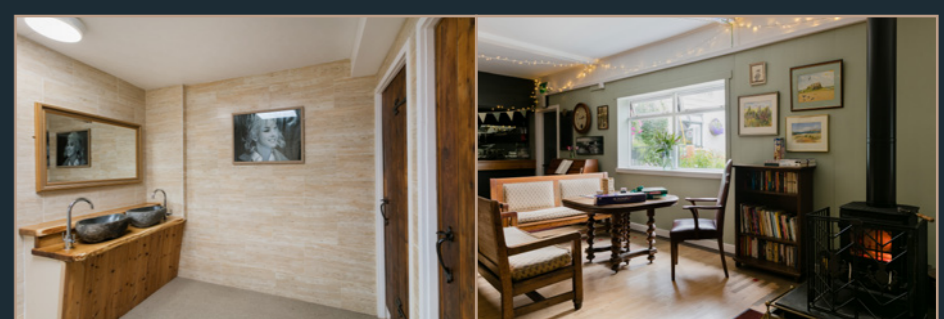
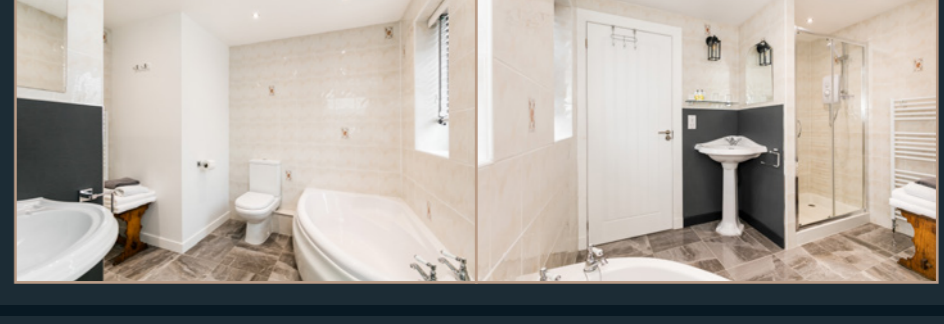
The current owners of 10 years have meticulously transformed the Inn by carrying out substantial refurbishments throughout the entire property, the characterful interior making the business very unique to the local area. The owners are also proud to be included in CAMRA's Good Beer Guide as one of the few public houses in the North East of Scotland to serve such a large selection of hand pulled cask Ales. The Business currently trades successfully, offering a turn-key opportunity and a fine working lifestyle with huge growth potential for new owners.

On the upper floor you will find the popular guest accommodation, which includes two suites finished to an excellent standard. The Deveron Suite has two bedrooms and is a large, versatile space consisting of one king bedroom, one double bedroom, a fully tiled bathroom with separate shower and under-floor heating. The Glendronach suite consists of a super-king bed, single bed and a luxury en-suite shower room. The upper floor also has private owners accommodation, which includes two bedrooms. This space would allow for flexibility to increase the amount of guest bedrooms subject to planning should the new owner wish. A previous planning application, which has now lapsed, had allowed for a private dwelling house to be built to the rear off the site.

Food journalist Richard Mellor named the New Inn as one off the 250 essential eating experiences in Scotland quoting 'Pub Perfection'.





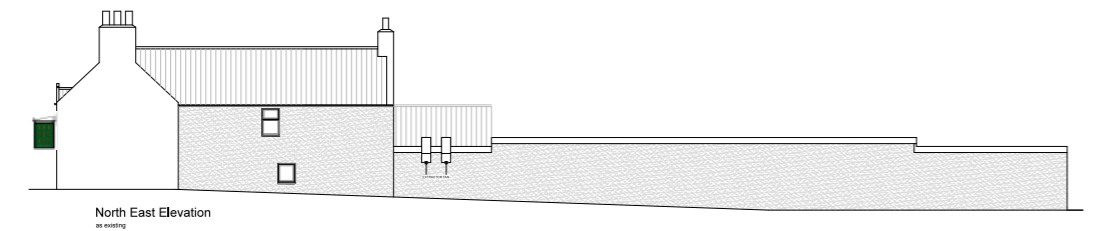


SPECIFICATIONS & DETAILS

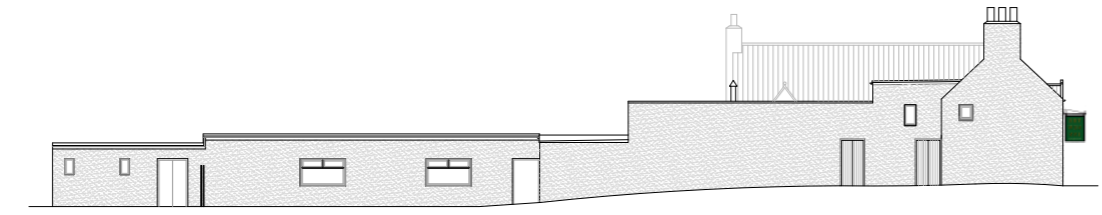
FLOOR PLAN, DIMENSIONS & MAP



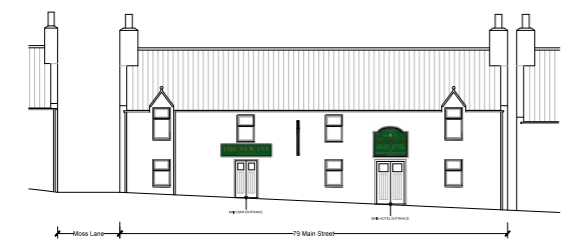
Location Plan



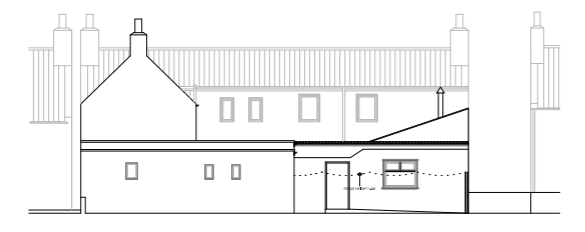
North East Elevation as existing



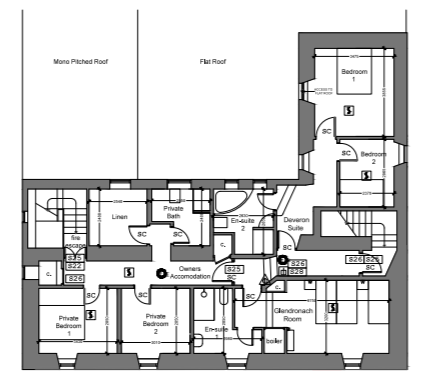
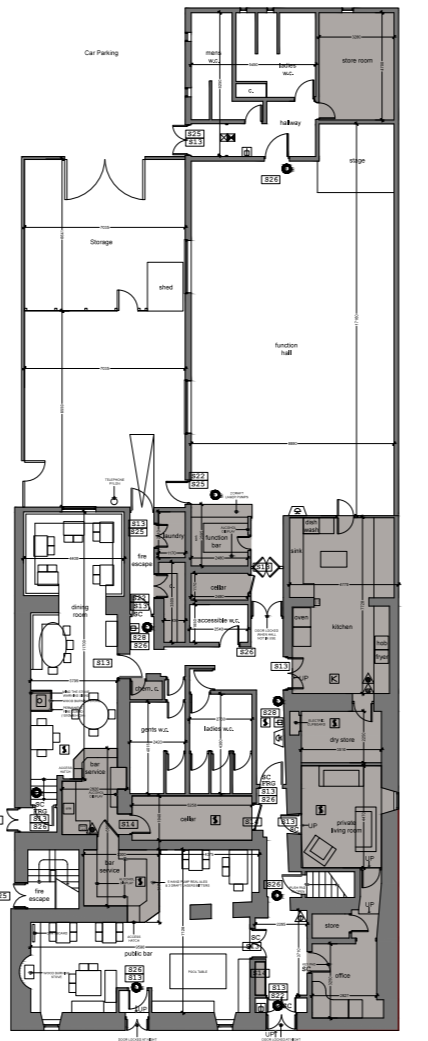
North West Elevation as existing



South East Elevation as existing

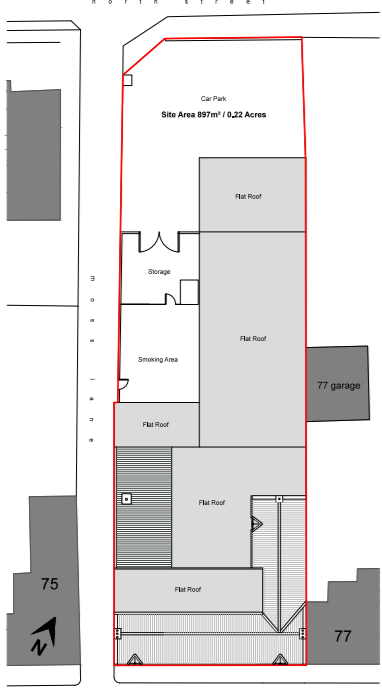


North West Elevation as existing

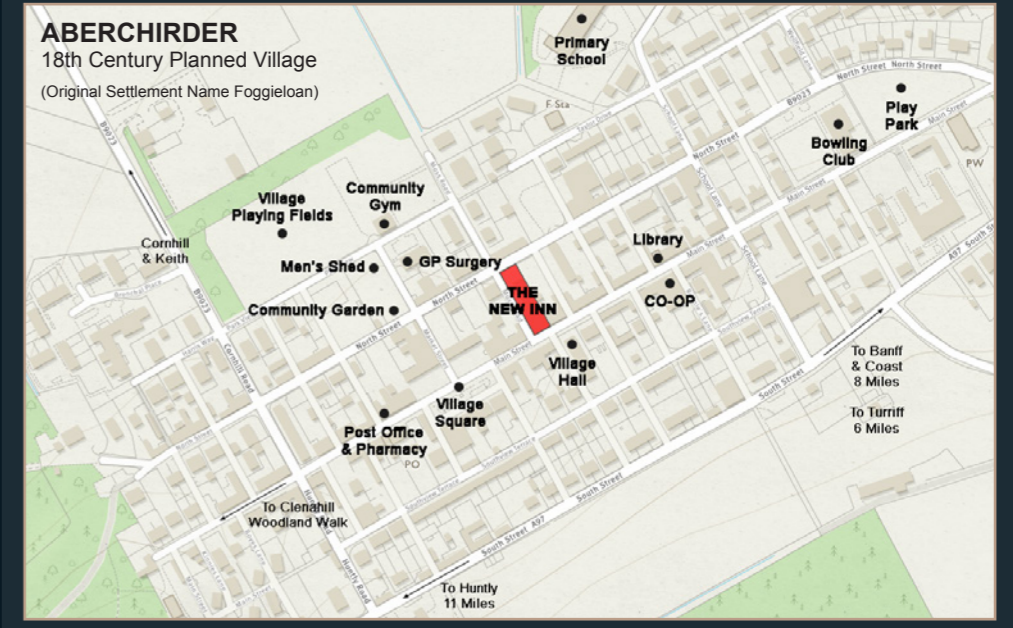
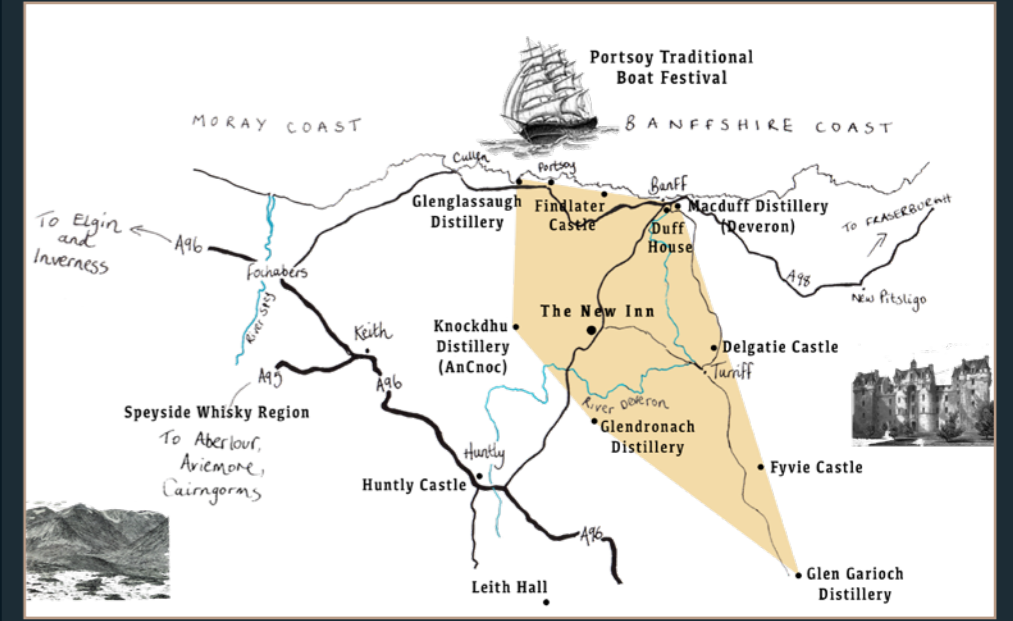


First Floor as existing

Ground Floor as existing



Site & Roof Plan as existing 1:200



BUILDING EXTERNAL:
The property benefits from a large car park to the rear and can accommodate around 6-8 cars.

SERVICES:
The property has mains water, drainage and electricity.

TENURE:
The property is held on the Scottish equivalent of Freehold.

This business and property is superbly presented and can only be appreciated in full by viewing which is by appointment only.

The business conforms to all fire regulations. Accounts are available to interested parties only via an accountant or solicitor. Plans for the proposed owner's house are available on request. An inventory of the business contents is available on request after viewing, the stock will be sold separately at valuation on purchase. All intellectual rights are included in the sale, eg, (website).

... THE INN PROVIDES BED AND BREAKFAST ACCOMMODATION IN A 1700'S PROPERTY WITH THE INTERIOR MAKING THE BUSINESS VERY UNIQUE TO THE LOCAL AREA ...



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