FOR SALE

Full Service 27 Bedroom Regional Hotel

GRAHAM SIBBALD

Strathburn Hotel, Inverurie

Burghmuir Drive, Inverurie, Aberdeenshire, AB51 4GY

Offers invited in the Region of £150,000 - Leasehold

Find out more at **www.g-s.co.uk**

- **Established 27 bedroom full service hotel**
- **Situated in prosperous Aberdeenshire town**
- **Prominent roadside location with excellent visibility**
- **Lounge Bar + Restaurant with approximately 90 covers**
- **Well-maintained going concern opportunity**
- **Large gardens and extensive parking for approx. 40 vehicles**
- **Leasehold with circa 59 years remaining**
- **Opportunity to acquire the heritable interest by separate negotiation**

INTRODUCTION

The Strathburn Hotel offers an excellent opportunity to acquire an established and characterful full service 27-bedroom hotel located in a prominent roadside position within the attractive and prosperous market town of Inverurie, Aberdeenshire.

The property is presented in excellent condition throughout, representing a true turnkey opportunity for an incoming operator to take over a profitable business with further potential for business development and growth.

Inverurie lies approximately 16 miles north-west of Aberdeen City Centre and 10 miles north-east of Aberdeen Airport, providing easy access to key transport links and the wider Aberdeenshire region. The town's historic character, strong local economy, and popularity with both leisure and business travellers contribute to a consistent level of trade for the hotel.

THE PROPERTY

Originally constructed in 1985 and subsequently extended, the Strathburn Hotel comprises a well-presented two-storey detached property of traditional construction with brick elevations beneath a pitched roof.

The hotel benefits from spacious public areas, 27 ensuite guest bedrooms, and generous outdoor spaces, including landscaped gardens and on-site parking for approximately 40 vehicles.

The building and grounds have been well maintained by the current owners, ensuring that the property is in excellent operational order and ready for immediate continuation of trade.

ACCOMMODATION SUMMARY

The property is accessed from a main entrance which leads to an open plan reception area, from which the hotel's extensive public areas and bedrooms can be accessed.

Public Areas

The extensive public areas are presented to a good standard and offer a relaxed, welcoming atmosphere for both leisure and business guests.

- Reception area with reception desk and administration office beyond
- Reception lounge providing comfortable seating for visitors and guests
- Lounge Bar with bar servery and access to the restaurant
- Restaurant with seating for approximately 90 guests, suitable for residents, visitors, and private events

Letting Accommodation

The hotel currently provides 27 Ensuite Letting Bedrooms (sleeping up to 62 guests) which are accessible via various corridors and staircases. All of the bedrooms are of a good standard and are presented in a similar modern decorative style. All of the bedrooms include a digital TV, direct dial telephone, hospitality tray and a hairdryer and are configured as either double or twin bedrooms offering flexible accommodation to suit a range of guests, from individual travellers to groups.

Ancillary Areas

The hotel has a wide range of back of house facilities and amenities to support the day to day running of the business including:

- Ladies, Gents and accessible WC's
- Commercial catering kitchen including preparation, still and wash up areas.
- Cold store and dry store facilities
- Beer cellar with wine and spirits store
- Administration office
- Housekeeping stores
- Laundry & linen stores
- Boiler and plant room

External Areas
Externally, the hotel offers:

- Generous tarmacadam car park with space for approximately 40 vehicles.
- Extensive landscaped gardens, providing potential for outdoor events or further amenity use.

TRADING INFORMATION + BUSINESS POTENTIAL

The Strathburn Hotel trades as a full-service going concern with income derived from bedroom accommodation sales, food, beverage, and functions.

Trading accounts will be provided to interested parties upon receipt of a signed non-disclosure agreement.

There remains considerable potential to develop the business further, particularly through enhanced marketing activity, online booking channels, and greater utilisation of the dining and event spaces for local functions, weddings, and corporate bookings.

Additional information about the property, business and location can be found at the hotel website at: https//www.strathburnhotel.com

LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

SERVICES

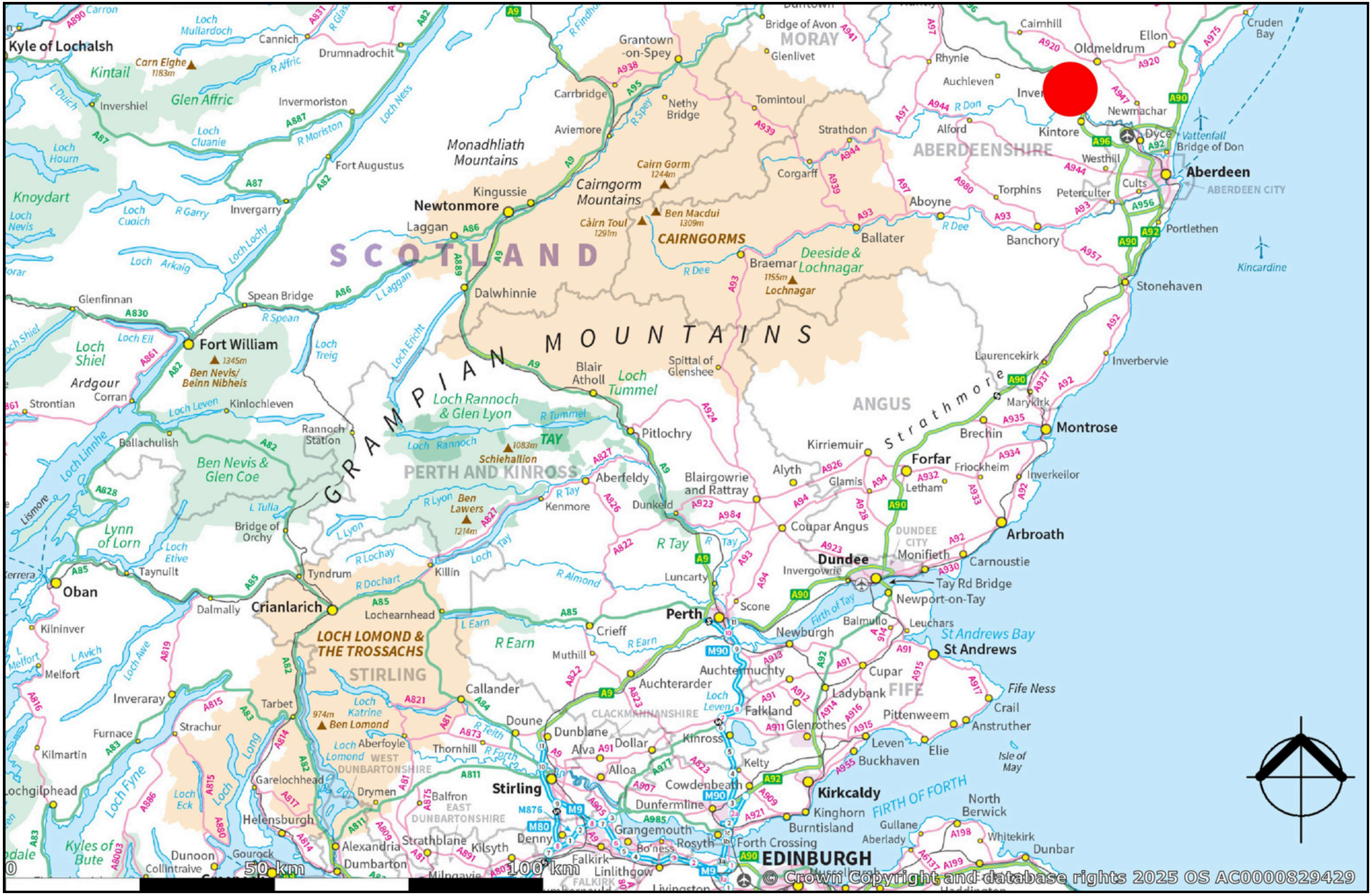
At the time of our inspection the property was connected to mains gas, electricity, water and drainage.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating — E, The EPC is available upon request.

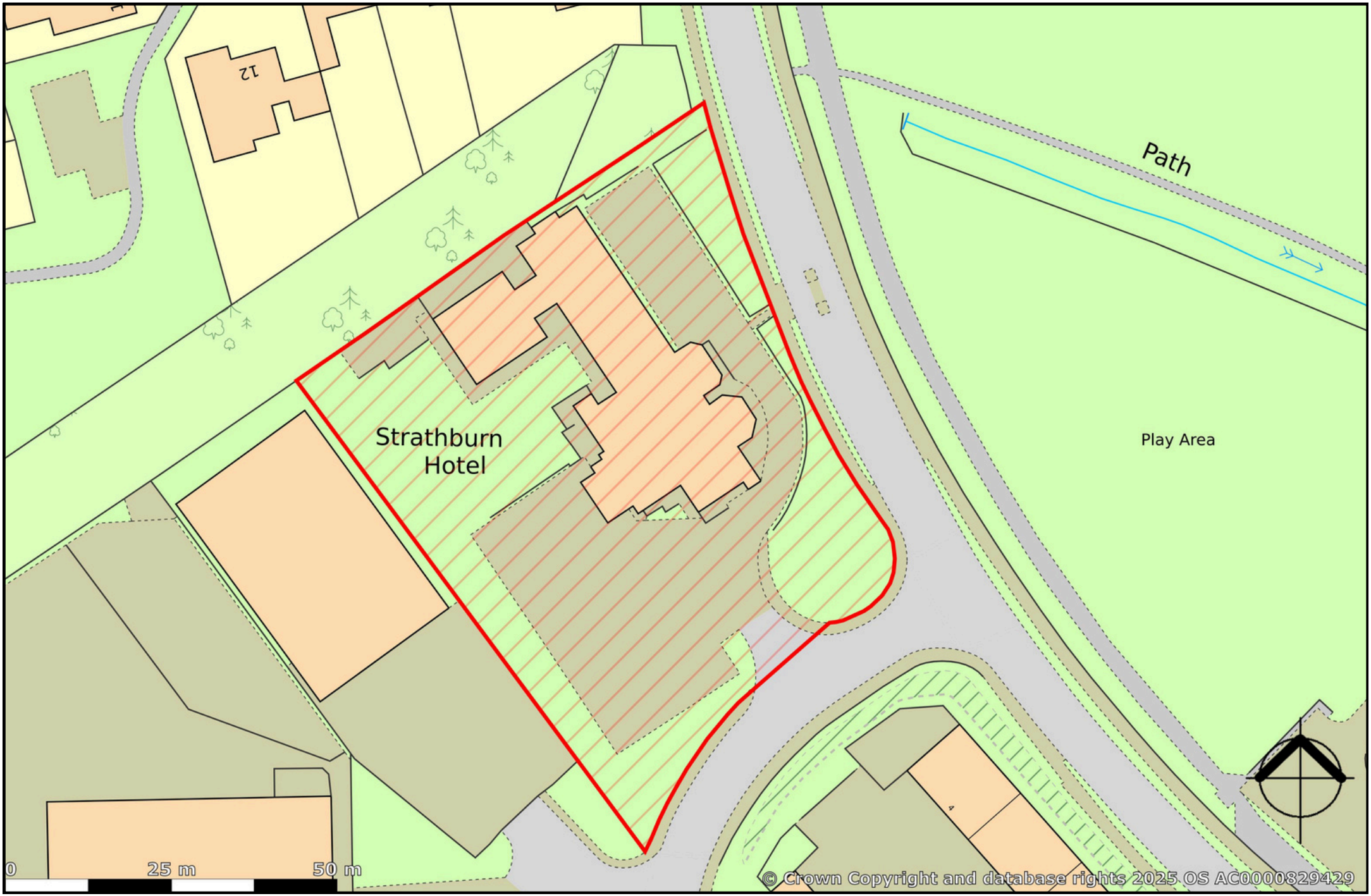
RATEABLE VALUE

Rateable Value is £48,250 (1st April 2026)



Chartered Surveyors and Property Consultants

Find out more at **www.g-s.co.uk**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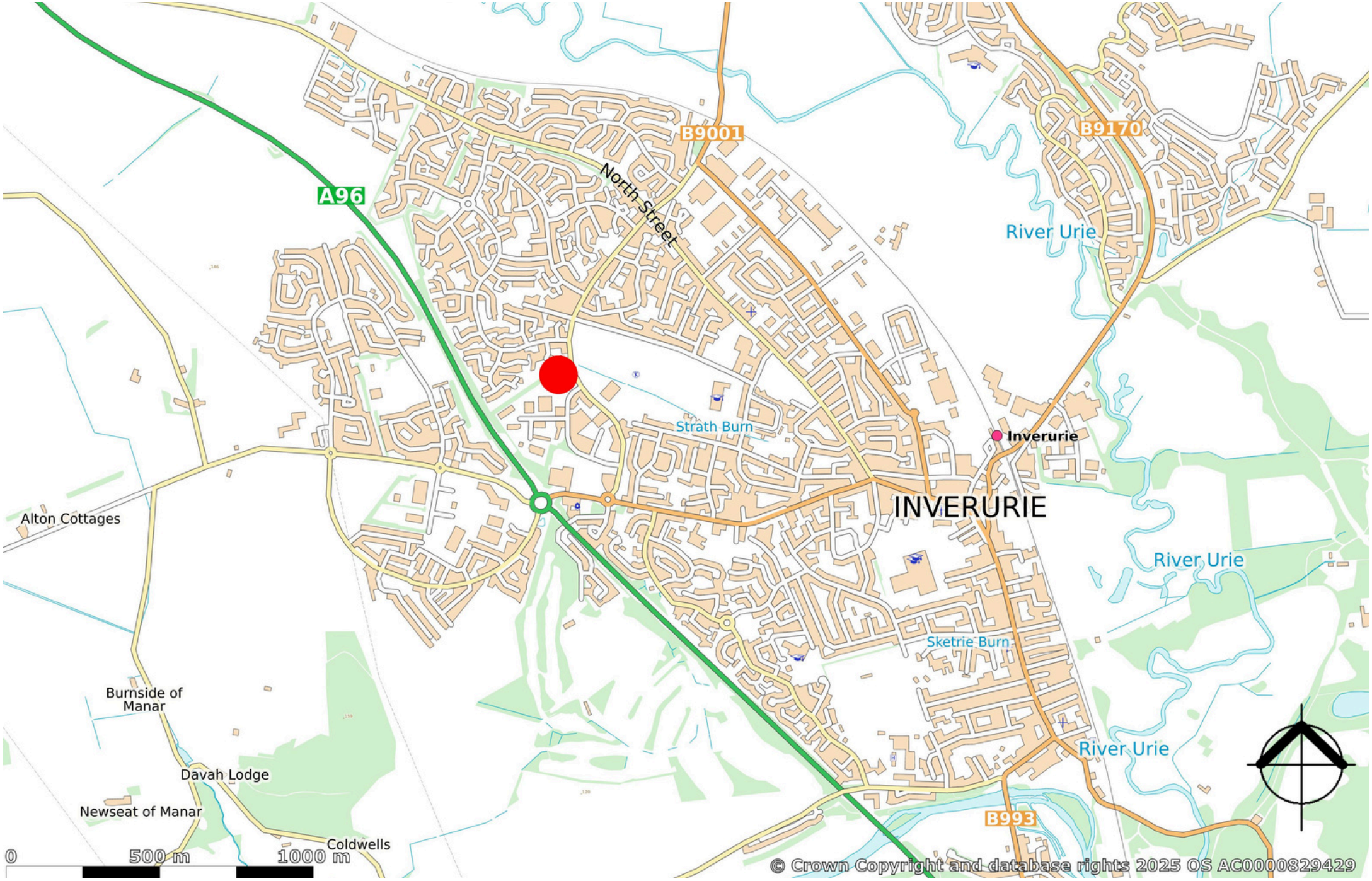
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TENURE + SALE STRUCTURE

The property is held on a long lease for a term of 99 years from 1 June 1985 to 31 May 2084, leaving a term of approximately 59 years unexpired at a current annual rent of £51,000 per annum.

Offers in the region of £150,000 are invited for the leasehold interest in the property which is being offered for sale as a full service going concern hotel business together with its parent company, Strathburn Hospitality Limited, by way of a share sale transaction.

The stock in trade is to be purchased in addition to the selling price at valuation upon the date of completion.

We understand that there is a possibility that the owners of the heritable (freehold) title may be prepared to sell their interest in the property by separate negotiation.

FIXTURES, FITTINGS + EQUIPMENT

We are advised that all of the fixtures, fittings and other associated items associated with the running of the business will be included in the sale, with the exception of any items that might be leased or on finance, the details of which shall be provided on request. Prospective purchasers should satisfy themselves that all equipment is in working order before completion.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

ANTI-MONEY LAUNDERING (AML)

Under HMRC and RICS regulations and the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

VIEWING ARRANGEMENTS

Viewing arrangements are strictly via a prior appointment through the owners sole selling agents Graham + Sibbald. Under no circumstances should any party make a direct approach to the business, staff or the management of the hotel.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB

GRAHAM SIBBALD

To arrange a viewing please contact:

MARTIN DAVIS
Partner - Hotel + Leisure
martin.davis@g-s.co.uk
07840 022 259

KATIE TAIT
Associate - Hotel + Leisure
katie.tait@g-s.co.uk
07500 423 941

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. 2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it. 3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants. 4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: **June 2026**

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