Property for Auction in Scotland - [Print Version]

Lot : Salutation Hotel, 16 - 22 King Street, Inverbervie, Montrose, Angus DD10 0RG

Auction House Scotland

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Auction Date:	Start Time	Property Type:	*Guide Price
Thu 30/07/2026	14:00	Mixed Use	£129,000

Property Address: Salutation Hotel, 16 - 22 King Street, Inverbervie, Montrose, Angus DD10 0RG, DD10 0RG

Exciting opportunity to buy The Salutation Hotel, a ready-made coastal hospitality opportunity in the heart of Inverbervie. Picturesque seaside town where community spirit meets coastal charm. The Salutation Hotel has been thoughtfully refurbished, blending traditional pub atmosphere with flexible modern living. Downstairs, the property comes alive with a welcoming public bar, pool area, and lounge bar/restaurant — perfect for locals and visitors alike. Behind the scenes, a functional kitchen, laundry, and storage areas ensure smooth day-to-day operation. Upstairs, the space transforms into a private retreat and events hub. A large function



room offers endless possibilities — from celebrations to live events — while the generous living accommodation comprises bathroom, shower room, toilet, living room open to kitchen/dining room, and five bedrooms (one with en suite shower room). The property has off street parking and a rear beer garden. The Salutation Hotel was operated successfully for over forty years by a local couple, until 2022 when they retired. Upon purchasing the property four years ago, the property has been extensively upgraded, then leased to past tenants who were not present/performing. It will be best suited for an owner proprietor. With the right team, this will again become a thriving local bar, hosting memorable events, or creating a boutique coastal stay. The property will suit a couple or family seeking a lifestyle business, entrepreneurs wanting to run a pub with rooms, event hosts or hospitality creatives, or buyers looking to combine home and income. The premises could be sub-divided for multiple retail outlets on the ground floor with owners accommodation above, subject to the relevant consents.






Area

Located in the charming coastal town of Inverbervie, the Salutation Hotel benefits from a highly desirable setting that blends scenic appeal with practical connectivity. Inverbervie is a hidden gem on Scotland’s northeast coast offering sandy beaches, coastal walks, and a steady flow of tourists exploring Aberdeenshire. It’s a place where businesses become part of the community. Inverbervie is known for its attractive seaside environment, steady local footfall, and strong sense of community, making it an appealing destination for both residents and visitors. The area offers a range of local amenities including independent shops, cafés, and essential services, supporting consistent day-to-day trade. Its position along the A92 provides convenient transport links to larger hubs such as Stonehaven, Montrose, and Aberdeen, enhancing accessibility for customers, clients, and staff alike. Inverbervie’s coastal setting, nearby beaches, and access to outdoor attractions contribute to seasonal tourism activity, presenting additional commercial opportunities. The surrounding residential population, combined with passing traffic and visitor appeal, creates a balanced and sustainable customer base. Overall, Inverbervie presents an excellent location for businesses seeking a well-connected coastal setting with both local loyalty and visitor-driven potential.

Tenure

Freehold

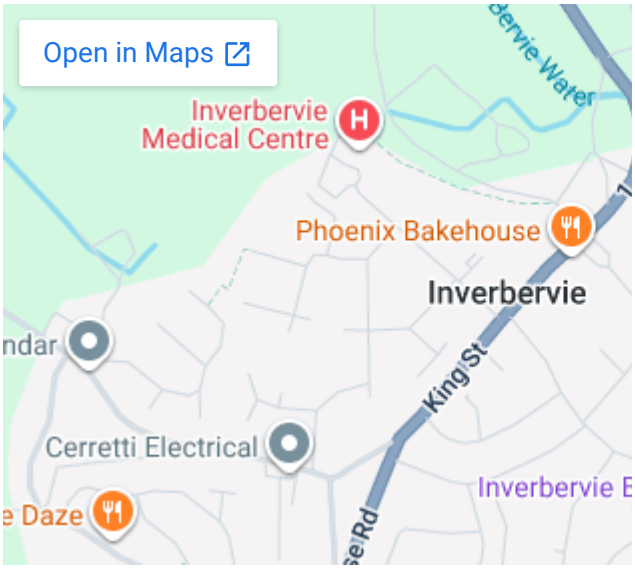
Local Authority

Aberdeenshire Council

Floor Plan



Location Map



Additional Fees

Administration Charge - 3.6% inc VAT of the purchase price, subject to a minimum of £3600 inc VAT, payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Price Information

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.