

FOR SALE

Hotel Premises

Suitable for a variety of uses, subject to planning

Comprises public bar, lounge bar, function suite, dining room, commercial kitchen and 27 guest rooms

Size – 1,675.29 sqm (18,033 sqft)

Price - £250,000

KINTORE ARMS HOTEL, 83 HIGH STREET, INVERURIE, AB51 3QJ

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Location

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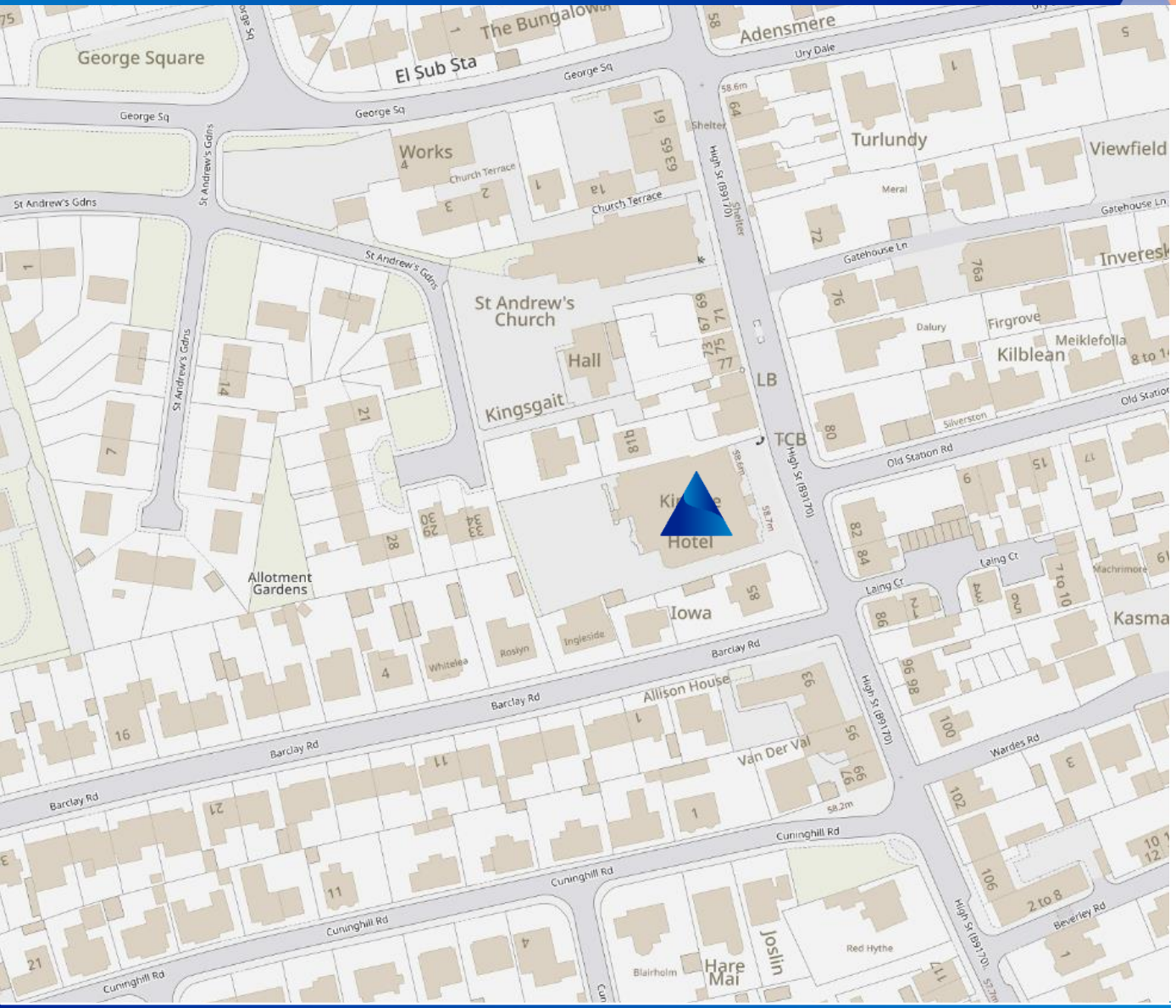
INVERURIE, AB51 3QJ



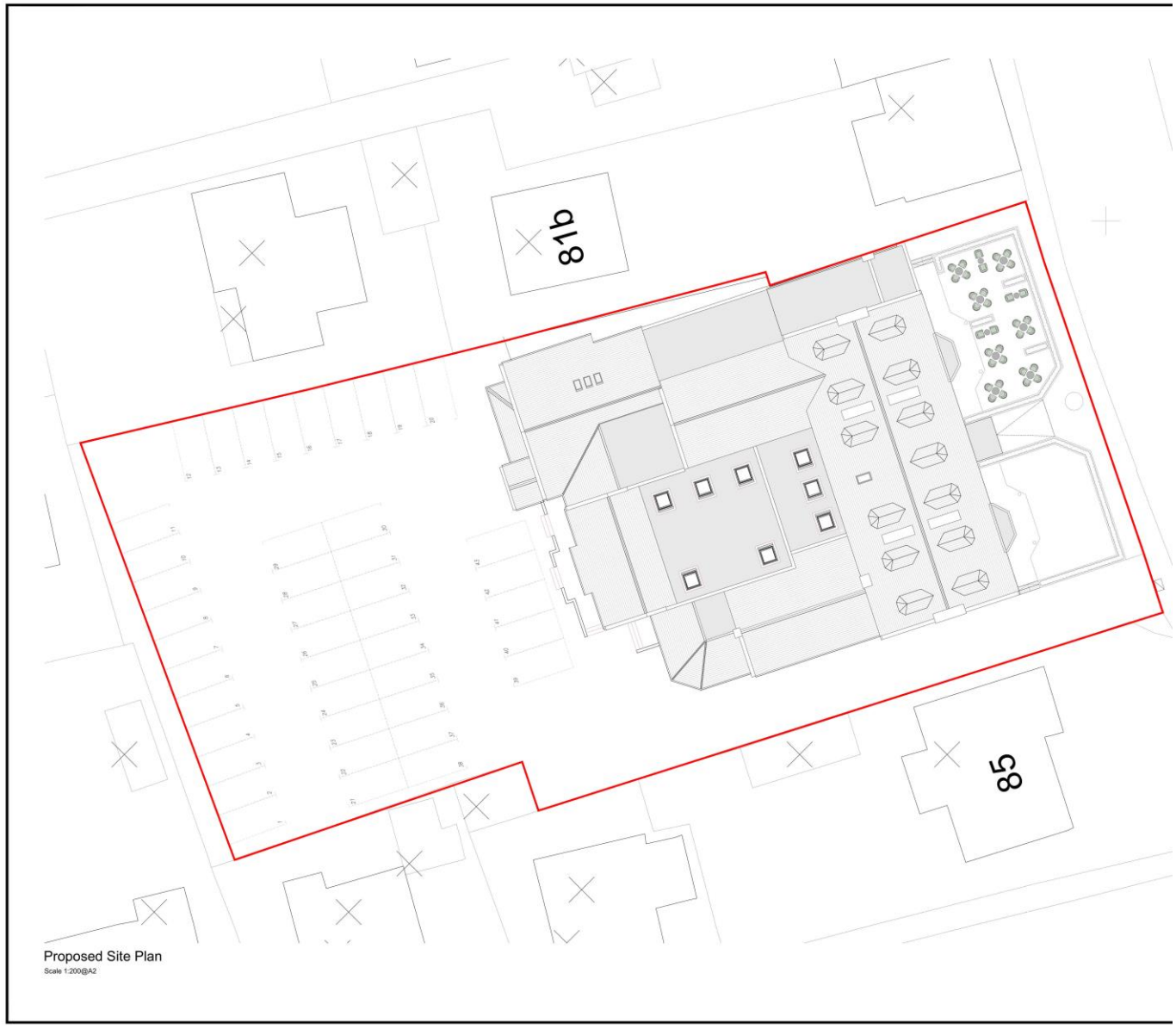
The subjects are located within the town of Inverurie, which stands around 16 miles northwest of Aberdeen. The town has a developing population base and serves as a major service and employment centre for the Garioch area and, in addition as a popular commuter town to the city, given its proximity to the A96 roadway.

The premises itself is located on High Street to the south of the town centre. The area is mixed use with retail, office and residential uses all present.

Hotel Premises

FIND ON GOOGLE MAPS

Description



The subjects comprise a substantial detached former hotel with ancillary car parking arranged over basement, ground, first and attic floors with two storey extensions to the rear.

The front building is of stone construction with a pitched and slate roof. To the rear the extensions are a mix of stone and blockwork with a mixture of flat/mineral felt and pitched/slate roofs.

The property is split to form a reception area, dining room, lounge bar, public bar, function suite (with own bar and wc's), commercial kitchen and various storage areas and wc's at ground floor.

The upper levels provide a total of 27 guest rooms, being a mix of large and smaller rooms each with ensuite facilities.

At attic level there are a series of small rooms with separate bathrooms opposite. There is also part which has a small lounge area with kitchen off which appears to have been a managers flat at this level.

The subjects site on a large, regularly shaped site which is laid in rough tarmac and hardcore to provide parking to the front and rear. The rear carpark is bounded by walls and is access to the side of the building via a rough tarmac roadway.

The Detail

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Accommodation

	m²	ft²
Basement	76.33	822
Ground Floor	830.19	8,936
First Floor	605.38	6,516
Attic	163.39	1,759
TOTAL	**1,675.29**	**18,033**

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Inventory

An inventory list of fixtures and fittings included in the sale is available upon request

Price

£250,000 exclusive of VAT at the prevailing rate.

Rateable Value

The subjects are currently entered into the Valuation Roll as at 1st April 2026 as an office with a rateable value of £25,500.

We would point out that an incoming occupier would have the opportunity to appeal the Rateable Value.

Energy Performance Certificate

The subjects have an EPC Rating of G

Further information and a recommendation report is available to seriously interested parties on request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

Each party shall be responsible for their own legal costs associated with this transaction with the purchaser being responsible for the cost of LBTT and Registration Dues.

Disclaimer

"The property is being sold by the Joint Liquidators of Elgin Hotels Scotland Limited (in liquidation), acting as agents of the company and without personal liability.

The Liquidators will provide only such title as they have, with no warranty as to title, boundaries, access rights, or servitudes. No warranty as to the condition of the property is given. Interested parties must rely on their own inspections and enquiries."

Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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