

**TO LET /
MAY SELL**

**Hospitality and Leisure
Opportunity in Idyllic
Deeside Location**

Fully Fitted and Equipped
Restaurant.

Scenic external areas overlooking
the Water of Feugh.

Opportunity to seat over 100
covers.

Private Functions Undertaken.

Suitable for other uses subject to
planning.

Size: 283.09 sqm (3,047 sqft).



WHAT 3 WORDS

FALLS OF FEUGH, BRIDGE OF FEUGH, BANCHORY, AB31 6HX

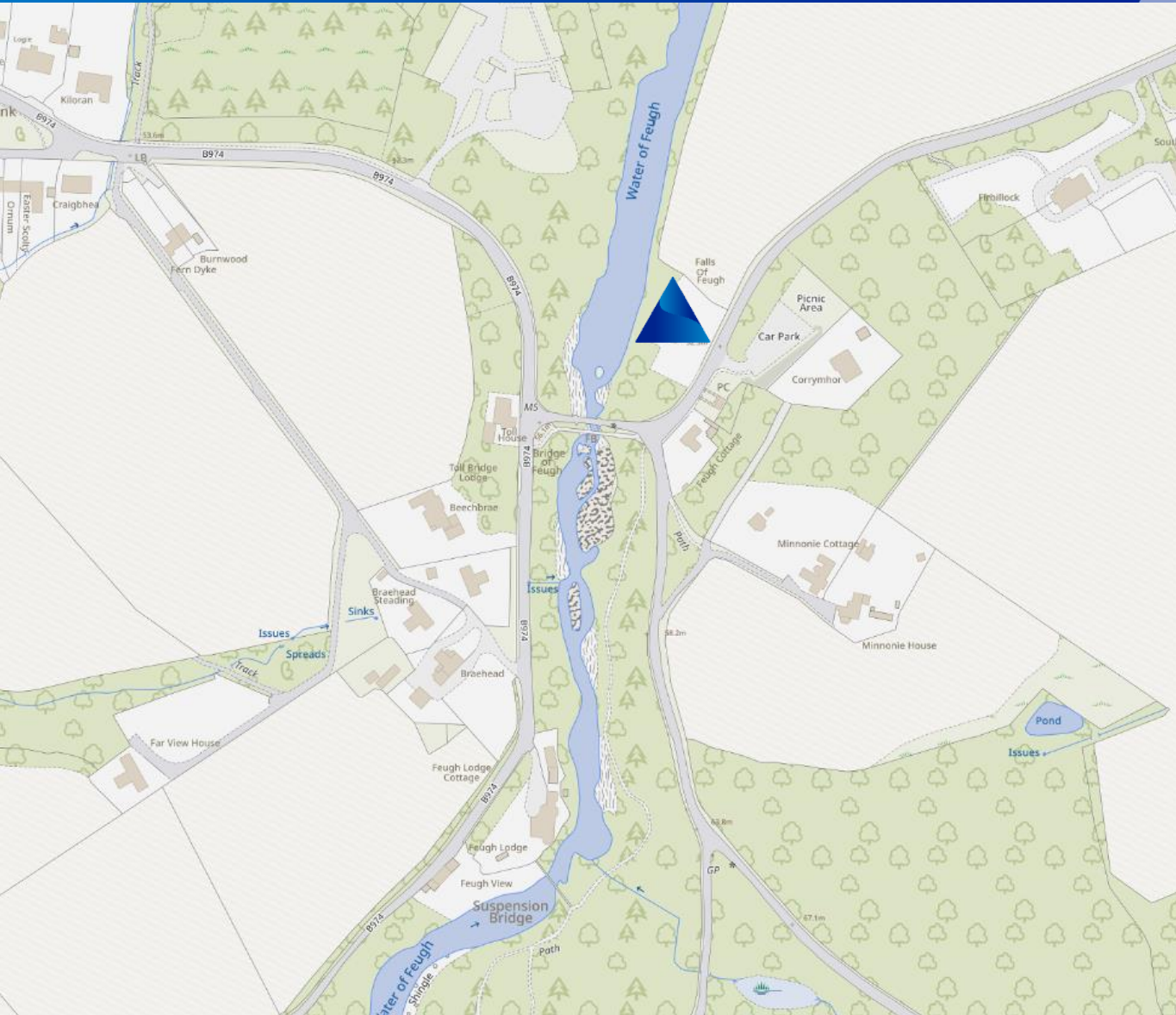
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Location

FALLS OF FEUGH, BRIDGE OF FEUGH, BANCHORY,
AB31 6HX



The subjects are located on the famous and frequently visited Water of Feugh, approximately 1.5 miles south of the Deeside town of Banchory. Located a short distance from the Bridge of Feugh, the subjects provide a unique and picturesque setting for customers to experience.

The Deeside location is a popular spot for tourists and locals to enjoy food and drink offerings, for which the Falls of Feugh restaurant holds a strong reputation and enjoys high ratings on a variety of platforms. The surrounding area is rural in nature albeit the subjects are well connected to road networks being only a short distance from the A93.

Car parking is provided on site. Substantial free parking is provided adjacent to the building at the Bridge of Feugh Car Park.

Restaurant and Function Venue in
Scenic Deeside Location



FIND ON GOOGLE MAPS



Description

FALLS OF FEUGH, BRIDGE OF FEUGH, BANCHORY,
AB31 6HX



The subjects comprise a detached two-storey building with a single storey conservatory extension, operating as a fully fitted restaurant opportunity. The property is set within a larger plot providing external grassed areas which overlook the Feugh River.

The property currently accommodates a business which operates as a restaurant but also undertakes private functions including weddings. The current operator has decided to pursue an alternative career resulting in the opportunity being available to the market.

The subjects are fully fitted and equipped with flexible dining areas including an impressive circular conservatory area. An outside terrace is located adjacent to the main dining area which can provide further seating. The accommodation offers an attractive customer environment with an outlook to the impressive riverside setting, with the opportunity to accommodate over 100 covers. A fully fitted commercial kitchen serves the restaurant. The first floor is laid out to provide an owner's residence, although this area is currently utilized as storage and staff areas.

Accommodation

	m ²	ft ²
Ground Floor	198.56	2,137
First Floor	84.53	910
TOTAL	283.09	3,047

The overall site extends approximately 0.58 acres.

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).



Internal Photos

FALLS OF FEUGH, BRIDGE OF FEUGH, BANCHORY,
AB31 6HX





Aerial Photo

FALLS OF FEUGH, BRIDGE OF FEUGH, BANCHORY,
AB31 6HX





The Detail

FALLS OF FEUGH, BRIDGE OF FEUGH, BANCHORY,
AB31 6HX

Rental & Lease Terms

The subjects can be made available on the basis on a new Full Repairing and Insuring Lease of negotiable duration.

Rental offers in excess of £30,000 are invited for the subjects as a fitted unit.

Date of Entry

Entry is available from January 2026.

Price

Our client would consider a sale of their heritable interest in the property, we would invite offers from interested parties in respect of this.

Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value of £14,000.

Qualifying occupiers can benefit from 50% discount via the Small Business Bonus Scheme, resulting in an annual Net Liability of £3,486. Further details are available on request.

Energy Performance Certificate

Further information and a recommendation report can be made available to seriously interested parties upon 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 tenant or purchaser being responsible for the cost of LBTT, Registration dues etc.

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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE MAY 2025

