30 Low Street, Banff, Banffshire, Aberdeenshire

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Banff
Banffshire
Aberdeenshire

- Prime Trading Location
- 9 Letting Rooms
- 2 Bed Owner's Accommodation
- Private Car Park
- Freehold
- Potential Alternative Use

Summary

Carmelite House is a charming Georgian B listed property situated in the heart of Banff, offering a prime location for a thriving hospitality business. This well-established hotel/guest house boasts 9 spacious letting rooms, 7 with en-suite facilities, spread across four floors. The property retains many original features, including high skirting and ceiling cornicing, whilst offering modern amenities throughout.

Situation

Carmelite House enjoys a prime trading location in the centre of Banff and benefits from its prominent trading location, yet it is only a short walk to the seafront, golf course, woodland walks and the River Deveron. Situated just off the main through road, the A98, a major coastal road in the northeast of Scotland, the property is well serviced with excellent road and public transport networks and offers easy access for Aberdeen, Peterhead, and Inverness.

The town offers a wide range of services and amenities including shopping, business, and leisure facilities, together with primary and secondary schooling and health care facilities. National retailers exist alongside specialist shops and there is a library, museum, sports centre, swimming pool and championship golf course.

The Business

Carmelite House is a long-established hotel/guest house that has been owned and run by the current proprietors for over 28 years. This is an easily managed business that is operated by the owners currently without the need of any staff. The Hotel status under legislation does not require the short term letting licence, nor required to pay business rates.

The proprietors are now moving to retirement with the business currently trading for only 6 months of the year on a B&B basis only. (Previously operated as a licensed hotel open all year round.) The business attracts a mix of tourists, golfers, salmon/sea trout fishers and business contractors working in the area. In total there are 9 letting rooms, 7 with en-suite facilities and 2 with shared facilities.

This profitable business boasts excellent trading figures with high occupancy levels during peak season.
There is considerable scope to expand the business

- Restore year-round trading
- Restore lunches and evening meals
- Restore full alcohol licence
- Utilise the rear garden for additional self-catering accommodation (e.g,. glamping pods)

Property

This B listed Georgian property is split over four floors, the property has been well maintained and presented throughout having retained many original features such as high skirting and ceiling cornicing. Entering through the front door at ground floor level, leading to the spacious hallway with reception area and stairs leading to the upper floors of letting rooms.

From the reception area, you access the large spacious resident's lounge, breakfast/dining room with 24 covers and a fully equipped and well-maintained galley kitchen.

The hotel benefits from 9 spacious letting rooms located on the first and second floors consisting of a mix of room types. These bright rooms are well presented and have been individually decorated offering modern features including 7 rooms with En-Suite shower rooms. A separate shared shower room and WC are available for the two letting rooms without En-Suite facilities.

The owner's accommodation which occupies part of the first floor comprises a spacious 2 bedrooms, with the master being an En-Suite. From the owner's accommodation area, access is gained to the floored attic area where there are a further 2 rooms.

Access to the lower-ground floor can be gained either from reception area or separate external doors (front and back). This currently houses the owners private lounge, office, laundry room, WC, the room previously used as a bar and a workshop/storage room. There is great scope to develop this area.

External

A well-maintained garden is located to the front of the property with a large storage area (dungeon) under the garden.

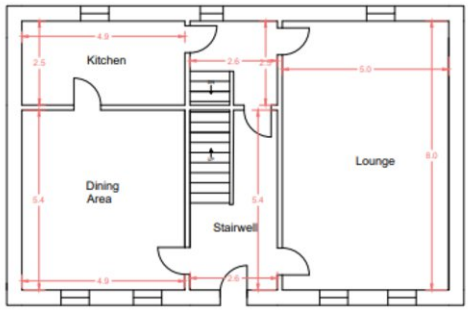
At the rear there is the large private parking area (for up to 8 vehicles), patio area and washing-line area. Beyond these, lies a large fenced garden area comprising of patio area, decking area, large vegetable plots and grass area (this would be suitable for additional self-catering units – subject to planning permission).

Tenure

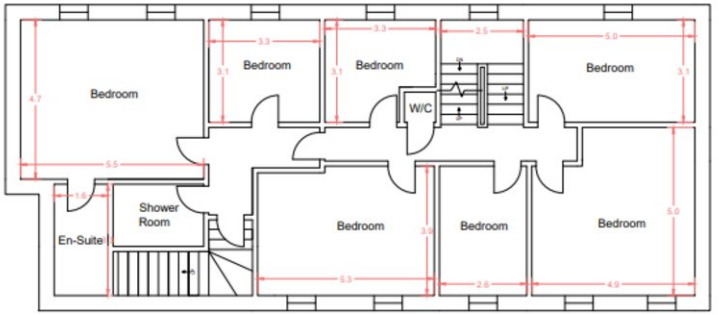
Scottish Equivalent of Freehold

Trading Information

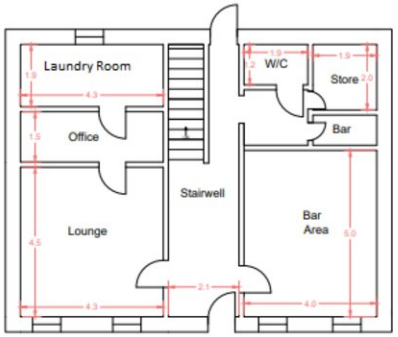
Trading information will be released once a formal viewing has taken place



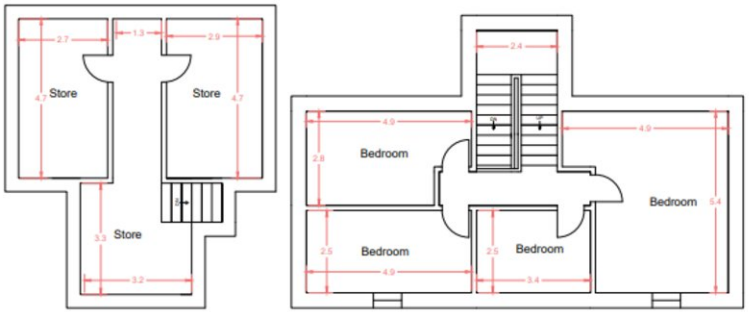
Ground Floor



First Floor



Lower Floor



Second Floor

All appointments to view this or any of our other properties must be made through the vendors sole agents.

CCL Property

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.