

FOR SALE

**TRADING PUB &
RESTAURANT**

WELL-ESTABLISHED WITH
GROWTH POTENTIAL

HIGH VISIBILITY
ROADSIDE LOCATION

RECENTLY REFURBISHED &
WELL PRESENTED WITH
STYLISH MODERN INTERIOR

SPACIOUS FLOOR AREA:
290 M² (3,126 FT²)

ALL-WEATHER EXTERNAL
COVERED SEATING

CLOSE TO INVERNESS
AIRPORT & ARDESIER PORT
10 MILES FROM INVERNESS

ON-SITE CAR PARKING

OFFERS OVER: £225,000



WHAT 3 WORDS

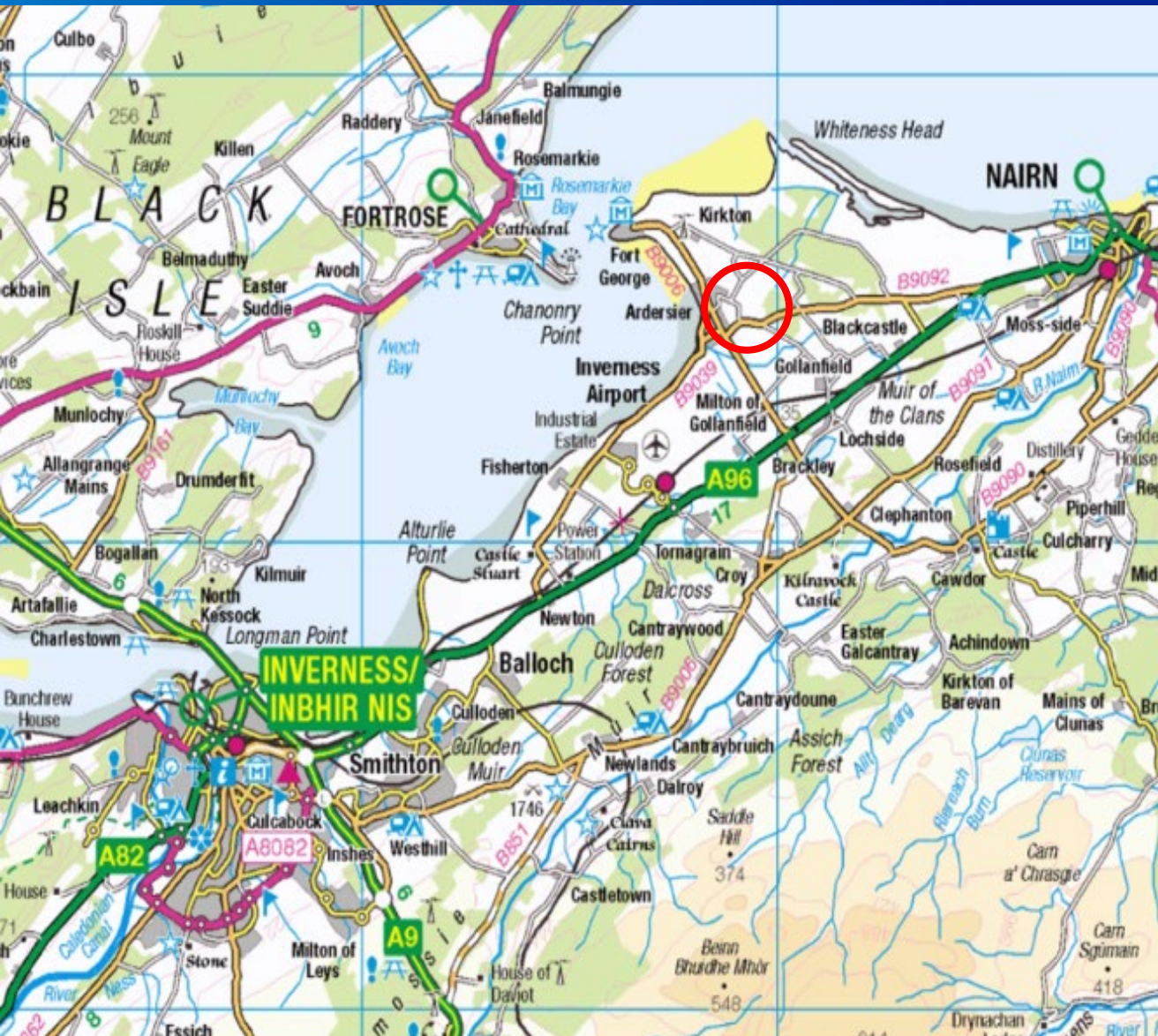
THE STAR INN, PUB & RESTAURANT, HIGH STREET, ARDESIER, IV2 7QB

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LOCATION

Inverness is the Capital and main administrative centre for the Highlands and Islands of Scotland covering a wide geographic area serving over 350,000 people. The expanding city is well connected via the main A9 leading south to Perth, Glasgow and Edinburgh, and north to Wick and Thurso. The A96 connects to Aberdeen and the A82 to Fort William. The city is well served by public transport and has direct rail links to Aberdeen, Edinburgh, Glasgow and Perth. It also benefits from an excellent bus network that connects Inverness to other towns and cities in the north of Scotland, as well as further south.

Ardersier is a scenic coastal village and popular tourist spot enjoying open views over the Moray Firth. The village lies approximately 11 miles to the northeast of Inverness via the main A96 trunk road leading to the B9039 or B9006. The subjects are prominently located and well placed for a range of local amenities at the junction of High Street with Stuart Street within Ardersier village centre. The neighbouring area is primarily residential in nature with Ardersier Pharmacy and McColl's convenience store nearby. Some of the key local features include:-

Fort George (1.5 miles north) is a busy tourist attraction and received 76,169 visitors during 2019. It is a large 18th century fortress, the fortification is based on a star design; it remains virtually unaltered and nowadays is open to visitors with exhibits and facsimiles showing the fort's use at different periods, while still serving as an army barracks.

Inverness Airport (3 miles south) sees up to one million passengers per year and is it only a few minutes drive from Ardersier (3 miles), situated at Dalcross. The airport is the main gateway for travellers to Inverness and the North of Scotland with a range of scheduled services throughout the United Kingdom and various schedules services to Continental Europe. Airlines flying to and from include; Loganair, Easyjet, KLM and British Airways providing a point-to-point service to the rest of the world.

Ardersier Port (3 miles east) is a significant £300 million regeneration project for the local economy and builds on the site's proud history. The major redevelopment works shall provide an energy transition facility to server off-shore wind farms and other projects contributing to the UK's offshore wind energy targets and decarbonisation priorities. It is a 450-acre industrial site located to the east of Inverness and one of the largest brownfield ports in the UK. The operators, Haventus project that the site will employ 3,000 people at full utilisation.





DESCRIPTION

The property comprises the Star Inn Pub & Restaurant a detached 2-storey traditional building of stone and synthetic slate construction incorporating a 2-storey projection to the rear plus flat roofed single-storey projections to the north and rear elevations.

At ground floor level the property provides both public and lounge bars with ample seating areas and customer toilets. There is also a breakfast room, a fully equipped kitchen with stores as well as a Cellar and Spirit Store. Staff toilets are also provided. The first floor layout comprises restaurant seating offering approx. 32 covers along with a bar area plus toilet facilities.

There is block paved and demarcated parking (4 spaces) at the south gable of the building plus a timber constructed external seating area.

THE BUSINESS

The property has been trading on a restricted seasonal basis. The vendor intends to continue to operate the business up until the point of sale. Overall, financial performance has been good. Accounting information is available to seriously interested parties.

FLOOR AREAS

The property extends to the undernoted approximate floor areas:-

Accommodation	m ²	ft ²
Ground Floor Lounge Bar, Public Bar, Kitchen, Stores, Breakfast Room, Staff and Customer Toilets, Cellar & Spirit Store.	223.31	2,403.69
First Floor Restaurant (32 Covers) with Bar and Toilets.	67.13	722.62
TOTAL	290.44	3,126.31



RATEABLE VALUE

The property is listed in the current Valuation Roll as follows:

Public House (Apportioned Res): NAV/RV - £22,000

PLANNING

The Star Inn currently operates as a pub and restaurant under Use Class: Sui Generis. Other potential uses may be possible, subject to securing the appropriate Planning Permission from The Highland Council.

SERVICES

The Star Inn & Restaurant benefits from oil-fired heating plus a gas supply to the kitchen. The property is connected to mains supplies electricity, water and drainage.

SALE PRICE

The property including the trade equipment, fixtures and fittings is for sale with vacant possession. We are inviting unconditional offers from parties interested in acquiring our client's heritable interest (Scottish equivalent of English Freehold) at **Offers over £225,000, exclusive of VAT.**

EPC

The Star Inn Pub & Restaurant – Rating: "B"

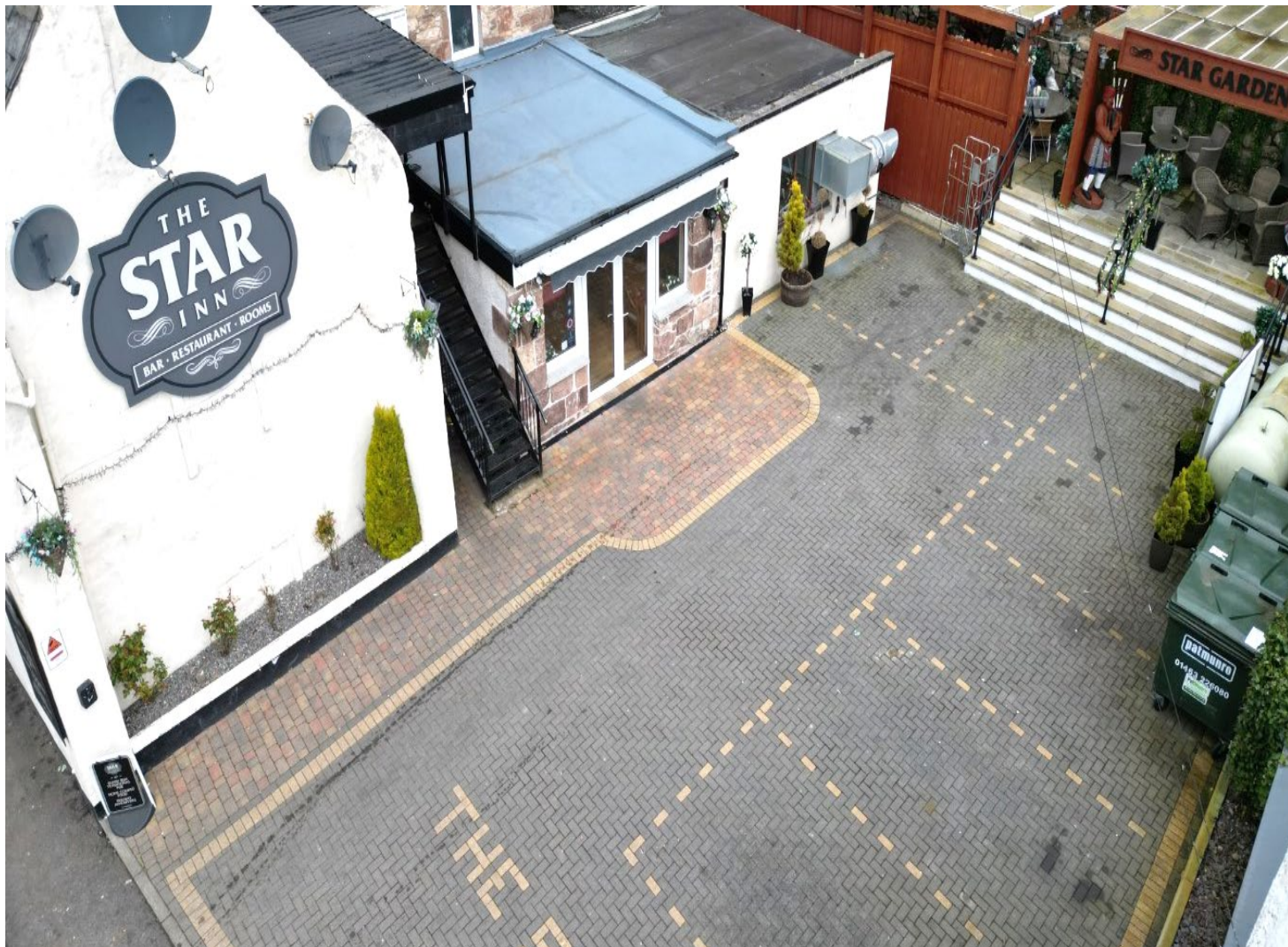
LEGAL COSTS & VAT

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the purchaser will be responsible for LBTT. Registration Dues and VAT thereon. VAT will apply to any transaction/s.









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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