

**FOR SALE**

Eye-Catching, Impressive 14-Bedroom Hotel



**Cullen Bay Hotel**  
**Cullen, Buckie, Aberdeenshire, AB56 4XA**

Offers over £1,100,000 - Freehold

Find out more at  
[www.g-s.co.uk](http://www.g-s.co.uk)







- **Eye-Catching, Impressive 14-Bedroom Hotel**
- **Prominent Elevated Position – panoramic views of the Moray Firth and a golf-course**
- **Fantastic Range of F&B Facilities – Envable**
- **Established & Profitable Hotel Business**



## INTRODUCTION

The Cullen Bay Hotel is an impressive 14-bedroom hotel located in the scenic, seaside village of Cullen on the Moray Firth. Cullen is a popular tourist destination, famous for its dish Cullen Skink which is a traditional Scottish delicacy, with a number of holiday lets and accommodation, a collection of local services, cafes, and attractive small shops, both tourists and locals alike are well serviced. Cullen offers wonderful scenery with its long sandy beach, golf course and walking trails. The hotel itself is an eye-catching premises with an enviable prominent, elevated position enjoying panoramic views over the Moray Firth and Cullen Golf Course.

The Cullen Bay Hotel offers a fantastic range of bar, lounge, restaurant and function facilities for its guests. The mix of public areas offers a range of rooms in which guests can relax, plus there are excellent dining facilities, with both restaurants fully equipped with large glazed windows to be fully immersed in the stunning views. Letting accommodation is located at first floor level, with the majority also benefitting from the stunning sea views. Externally the hotel sits on approximately 2 acres of land, which offers massive potential for further development, subject to the necessary planning consent. To the rear of the hotel, there is an enchanting walled garden with space for marquees being able to host up to 250 guests with excellent photographic opportunities – the walled garden together with the hotel's function suites makes The Cullen Bay Hotel an ideal wedding venue. Outside there is also ample car parking for around 60 cars as well as an impressive beer garden and children's play area.

The Cullen Bay Hotel has successfully been owned and operated by the sellers for 11-years and over the years they have upgraded and refurbished the hotel to form the impressive business we see today. The availability of The Cullen Bay Hotel presents a wonderful opportunity to purchase a long established, incredibly popular, impressive hotel business situated in one of the most picturesque locations on the north east coast of Scotland.

## THE PROPERTY

The Cullen Bay Hotel is a 14-bedroom hotel, set within 2 acres of land, dating back to 1924, situated on a prominent elevated position a short distance from the town centre of Cullen, overlooking the Moray Firth. The hotel's accommodation is arranged over ground, first and second floor levels.

## ACCOMMODATION SUMMARY

From the car park two sets of steps lead up to the main entrance, to the front of the hotel, through entrance vestibule opening out into reception with access to main restaurant and function areas with stairs leading up to letting accommodation. The accommodation comprises, briefly, as follows: -

### Public Areas

- Entrance Vestibule
- Reception Foyer with Reception Desk, with office behind
- Breakfast Room (40)
- Resident's Lounge
- Restaurant (60)
- Lounge Bar (24)
- Function Room (150 – seated) with private bar and WC facilities
- Additional Small Function Room

### Letting Bedrooms

14 Bedrooms to sleep 32

- 3 x family
- 5 x double/twin
- 5 x double
- 1 x single

All bedrooms ensuite; 8 x bath with shower; 6 x walk-in shower only  
8 bedrooms with stunning sea views.

## Service Areas

- Large Commercial Kitchen – with prep areas and dish wash
- Beer Cellar
- Range of Stores
- Laundry Room (laundry services currently outsourced)

## Owner's Accommodation

- 3-bedroom apartment with lounge and bathroom

## Outside

- Ample Car Parking (60 spaces)
- Large Beer Garden
- Children's Play Area
- Private Walled Garden (250 – marquee)









## TRADE

Trading information will be exhibited to seriously interested parties preferably following a formal viewing.

## STAFF

TUPE regulations will apply to all members of staff.

## LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

## WEBSITE/RATINGS

<https://cullenbayhotel.com>

Booking.com – 8.3 (Very Good)

Trip Advisor – 4.0 (Very Good) - Trip Advisor Travellers Choice Award

## SERVICES

Mains gas and electricity. Biomass boiler. Private water facilities. Septic tank.

## ENERGY PERFORMANCE CERTIFICATE

Cullen Bay Hotel – EPC Rating – E

The EPC is available on request.

## RATEABLE VALUE / COUNCIL TAX

Cullen Bay Hotel - Rateable Value £39,400 (Residential Apportionment - £900; Non-Residential Apportionment - £38,500)(1st April 2023)

## TENURE

Heritable (Freehold) / Outright Ownership

## EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.













The floor plan for the 10th floor includes the following rooms and dimensions:

- BEER CELLAR**
- WC**: 10'2" x 5'7" (3.10m x 1.71m)
- WC**: 5'1" x 3'11" (1.55m x 1.17m)
- WC**: 5'1" x 3'11" (1.55m x 1.17m)
- DINING ROOM**: 47'8" x 18'2" (14.52m x 5.54m)
- FOYER**: 40'5" x 24'2" (12.31m x 7.36m)
- OFFICE / RECEPTION**: 15'7" x 15'7" (5.34m x 4.78m)
- BAR**: 44'3" x 34'11" (13.50m x 4.54m)
- VEG STORE**
- KITCHEN**: 27'3" x 12'10" (7.35m x 4.23m)
- KITCHEN**: 20'6" x 16'9" (6.24m x 5.10m)
- STAFF ROOM**: 14'7" x 12'0" (4.49m x 3.66m)
- LAUNDRY**: 12'10" x 11'1" (3.81m x 3.38m)
- WC**: 13'9" x 10'0" (4.20m x 3.20m)
- WC**: 10'1" x 10'1" (3.08m x 3.08m)
- FUNCTION HALL**: 47'9" x 32'10" (14.56m x 10.01m)
- LOUNGE / FUNCTION ROOM ANNEX**: 24'2" x 10'8" (7.36m x 3.34m)
- GUEST LOUNGE**: 18'9" x 15'6" (5.62m x 4.73m)
- FUNCTION ROOM BAR**: 31'11" x 31'4" (9.73m x 9.56m)

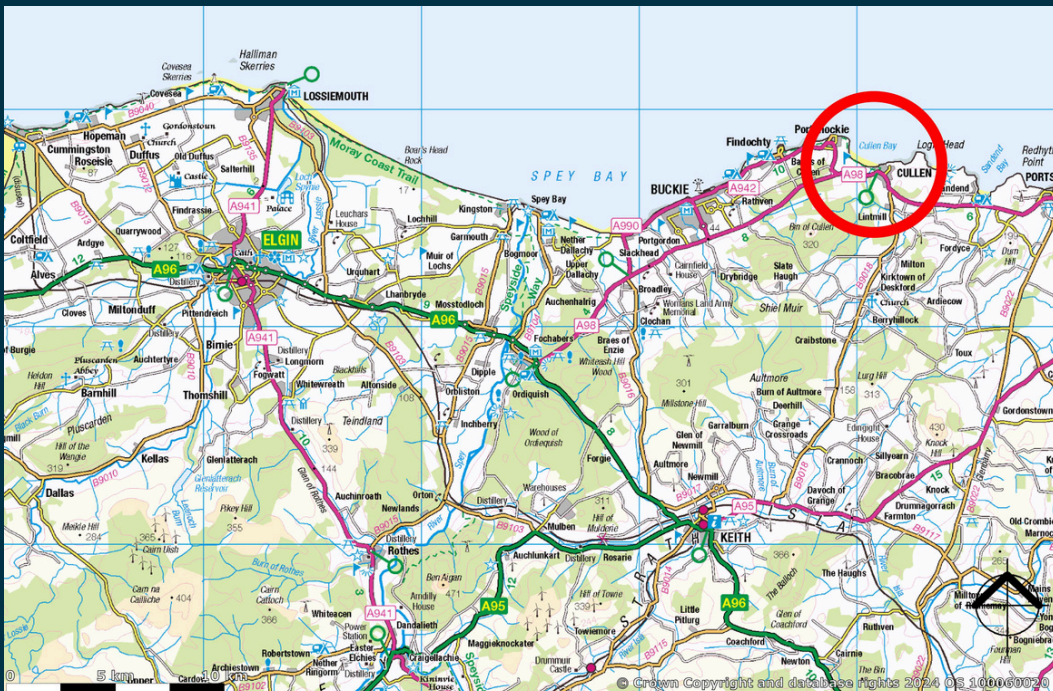
**Floor Plan Details:**

- Top Left:** BEDROOM 14'2" x 13'0" (4.32m x 3.96m), BEDROOM 11'0" x 11'0" (3.35m x 3.35m), BEDROOM 11'0" x 11'0" (3.35m x 3.35m), BEDROOM 11'0" x 11'0" (3.35m x 3.35m), BEDROOM 11'0" x 11'0" (3.35m x 3.35m), BEDROOM 11'0" x 11'0" (3.35m x 3.35m).
- Top Center:** L. LOUNGE 20'7" x 13'7" (6.29m x 4.19m), KITCHEN 10'0" x 11'0" (3.05m x 3.35m), BEDROOM 12'0" x 13'0" (3.66m x 3.96m).
- Top Right:** BEDROOM 12'0" x 13'0" (3.66m x 3.96m), STORE, BEDROOM 12'0" x 13'0" (3.66m x 3.96m), BEDROOM 12'0" x 13'0" (3.66m x 3.96m), BEDROOM 12'0" x 13'0" (3.66m x 3.96m).
- Bottom Left:** BEDROOM 14'2" x 13'0" (4.32m x 3.96m), BEDROOM 11'0" x 11'0" (3.35m x 3.35m), BEDROOM 11'0" x 11'0" (3.35m x 3.35m), BEDROOM 11'0" x 11'0" (3.35m x 3.35m), BEDROOM 11'0" x 11'0" (3.35m x 3.35m), BEDROOM 11'0" x 11'0" (3.35m x 3.35m).
- Bottom Center:** KITCHEN 10'0" x 11'0" (3.05m x 3.35m), BEDROOM 12'0" x 13'0" (3.66m x 3.96m), BEDROOM 12'0" x 13'0" (3.66m x 3.96m), BEDROOM 12'0" x 13'0" (3.66m x 3.96m), BEDROOM 12'0" x 13'0" (3.66m x 3.96m), BEDROOM 12'0" x 13'0" (3.66m x 3.96m).
- Bottom Right:** LAUNDRY 10'0" x 11'0" (3.05m x 3.35m), BEDROOM 12'0" x 13'0" (3.66m x 3.96m), BEDROOM 12'0" x 13'0" (3.66m x 3.96m), BEDROOM 12'0" x 13'0" (3.66m x 3.96m), BEDROOM 12'0" x 13'0" (3.66m x 3.96m), BEDROOM 12'0" x 13'0" (3.66m x 3.96m).

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metriplex ©2022







## PRICE

Offers over £1,100,000 are invited for the heritable (freehold) interest in the whole properties, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

## FINANCE / BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

## VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

## OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham and Sibbald  
233 St Vincent Street  
Glasgow  
G2 5QY



To arrange a viewing please contact:



**Peter Seymour**  
Director of Hotel & Leisure  
Peter.Seymour@g-s.co.uk  
07967 551 569



**Katie Tait**  
Hotel + Leisure Agent  
Katie.Tait@g-s.co.uk  
07500 423 941



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

Date published: **June 2024**

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.