

**FOR SALE BY AUCTION – 14.00 27 MARCH 2025**  
**AUCTION HOUSE SCOTLAND**



**The Mormond Inn**  
**2 Water Street, Strichen, Aberdeenshire, AB43 6ST**  
**Guide Price – £145,000 – Freehold**

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



- Traditional “drovers inn” with large riverside beer garden
- Good bar/restaurant & lounge areas
- 4 Bedroom Owners accommodation included
- Attractive outlook to the Strichen Railway Bridge
- Fantastic balcony with outdoor seating



\*\*\*\*For Sale By Auction | 14:00, 27 March 2025\*\*\*\*

The Mormond Inn is being sold by auction with Auction House Scotland as joint sole selling agents, please contact 0141 339 4466 for further information.

Auction link, to register your interest and bids, below -

Lot : Mormond Inn - <https://www.auctionhouse.co.uk/scotland/auction/lot/136253>

- Guide Price £145,000

## INTRODUCTION

The Mormond Inn is located within the village of Strichen, located a short 8 miles (13-minute drive) from Fraserburgh. Fraserburgh is well known as a fishing town however the wonderful coastline offers some amazing activities and attractions drawing in many visitors – such activities and attractions include golfing, bird watching, shooting, a range of water sports. Strichen itself is known for the Strichen Festival, a friendly festival which has been running since 1984 offering a variety of music, song, verse, dram and dance, plus competitions and ceilidhs.

The location is fantastic for regular passing custom as the Mormond Inn is located on one of Scotland's Great Trails, the Formartine and Buchan Way. The trail connects Strichen to both Maud and Fraserburgh.

The Mormond Inn itself is a traditional “drovers inn” dating back to the late 1700s, having been extended over the years the inn provides a great variety of accommodation. The former letting rooms at first floor are now currently the 4-bedroom owner's accommodation, with the owner's flat at ground floor. The inn also benefits from a large beer garden alongside the River Ugie and an elevated decking area.

The availability of The Mormond Inn offers a wonderful opportunity for a new tenant or owner to operate a traditional inn, set in a lovely location with scope to expand the business by repurposing the owner's accommodation back into letting bedroom.





## THE PROPERTY

The Mormond Inn is constructed in stone under a pitched slate covered roof arranged over basement, ground and first floor levels. The accommodation can be summarised, very briefly, as follows: -

## ACCOMMODATION SUMMARY

The inn's main front door leads small hallway to:-

### Public Areas

- Bar/Restaurant Area
- Lounge Bar area off main Bar

### Owner's Accommodation

- 4 Bedroom Owner's Accommodation (former letting rooms)
- Owner's Flat

### Service areas

- Kitchen
- Management Office
- Beer Cellar and Stores
- Ladies, Gents and Accessible WCs

### Outside

Situated in grounds of appx X.XX acres of land

- Decking with Seating Area
- Large Riverside Beer Garden



## TRADE

The business is not currently trading.

## STAFF

There are no staff.

## LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

## SERVICES

Mains drains, water and electricity are connected to the property. Bottled gas is used for the kitchen and an oil boiler provides heating and hot water to the property.

## ENERGY PERFORMANCE CERTIFICATE

The Mormond Inn – EPC Rating – G

The EPCs are available on request

## RATEABLE VALUE

The Mormond Inn

Rateable Value £27,250

(Non-Residential Apportionment £17,250)

(Residential Apportionment £10,000)

Effective 1st April 2023

## TENURE

Heritable (Freehold) / Outright Ownership

## HERITABLE (FREEHOLD) PRICE

The Mormond Inn is for sale by auction and the guide price is £145,000. The price will include the heritable freehold interest in the property, the trade fixtures, furnishings and equipment.













## 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 + Sibbald  
40 Torphichen Street  
Edinburgh  
EH3 8JB



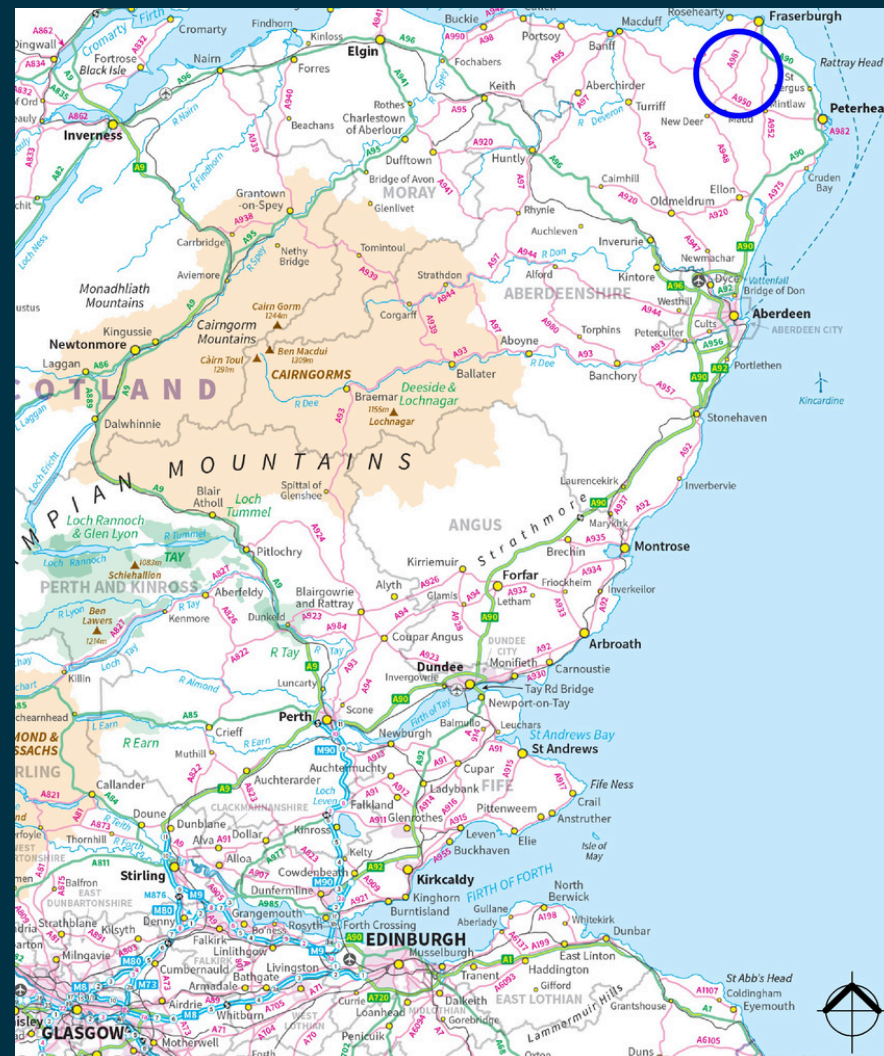
To arrange a viewing please contact:



**Katie Tait**  
**Licensed Trade Agent**  
Katie.Tait@g-s.co.uk  
07500 423 941



**Emily Hewitson**  
**Licensed Trade Agent**  
Emily.Hewitson@g-s.co.uk  
07795 518 627



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: January 2025

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.