Portfolio

Leisure & Licensed

February 2026

BRUCE & Co.
PART OF THE ALTIUS GROUP

KINGS BUSINESS
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KINGS BUSINESS

Opportunities Across England & Wales

KINGS BUSINESS
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01. Beach Front Inn (50% share sale)

Isle of Wight

Turnover: £1,069,125

Annual turnover for Y/E 2022 of £1,069,125 with a 3-year average EBITDA of £216,947 I 7 en-suite guest rooms, 3 with amazing panoramic sea views I Comfortable 1 bedroom owners' apartment, with en-suite, sitting room, office and conservatory I Excellent beach & views right on the door step I Family run business

Asking Price

£100,000

Ref. 50587

Leasehold

02. Café Led Business with Apartments & Land

Essex

Turnover: £70,000

Café led business with development opportunity I 2 residential apartments above I Large plot of land to the rear with historic planning for a residential dwelling I Busy main road location with rear vehicle access

Asking Price

£2,500,000

Ref. 50236

Freehold

03. English Wines Business

Relocatable

Turnover: Available on Application

English Wine business I One of the first established and huge opportunity to sign exclusive contracts with wine makers and growers I An established award-winning Ecommerce site that has been up and running since 2020 I Brand and English Wine Specialist I Outsourced activities, allowing for a standalone or merger

Asking Price

£495,000

Ref. 50914

Leasehold

04. Guest House

Buckinghamshire

Turnover: £55,159

Established 14 years I Well-presented, extended and improved with 9 guest rooms (5 en-suite) I Currently run at 30% occupancy during the year I Freehold with substantial scope to increase turnover and profitability

Asking Price

£850,000

Ref. 49703

Freehold

05. Social Venue

Covent Garden

Recently Reduced

Turnover: £779,362

High footfall and affluent trading location I Huge scope to develop the site and expand operating hours I Significant investment into fixtures & fittings, run by management I Turnover of £779k+ for Y/E April 2024

Asking Price

£650,000

Ref. 51255

Leasehold

06. Village Pub & Restaurant

Kent

Recently Reduced

Turnover: £527,682

Prominent village location with lovely riverside seating I Substantial detached period property with parking I Approx. 100 covers internally and a further 40 externally over looking the river I 2 bedroom owners' accommodation with dedicated separate entrance

Asking Price

£90,000

Ref. 50290

Leasehold

07. 2 Independent Coffee Shops

Essex

Turnover: £750,000

Two Established Coffee Shops I Highly popular and award-winning gelato I Menu catering for modern dietary needs I Strong business model with superb branding I Projected annual turnover of c.£750,000 with an adjusted net profit IRO £100,000

Asking Price

Bids Invited

Ref. 51429

Leasehold

08. Restaurant

London

Turnover: £1,601,766

Well established destination restaurant with high net profits I Owner run and managed I Presented in excellent condition with commercial kitchen I Additional income from onsite Deli and Coffee Hut

Asking Price

£650,000

Ref. 49838

Leasehold

09. Gastro Pub & Live Music Venue

Hampshire

Turnover: £572,000

Well established gastro pub with three bedroom two bathroom owner's accommodation I Prominent trading position, superbly presented throughout

Asking Price

£595,000

Ref. 47824

Freehold

10. Luxury Barns Cottages & Barges

Suffolk

Turnover: Available on Application

Established luxury UK holiday business in Suffolk countryside | Eight award-winning barns & cottages + two iconic Dutch barges | Visit England Gold Awards & 1,000+ 5-Star reviews | Two part-time cleaners & self-employed staff | Excellent profitability with major expansion potential

Asking Price

£2,000,000

Ref. 52040

Freehold

11. Restaurant with Accommodation

Essex

Turnover: £364,000

T/O £364,000 approx | Large 85+ cover freehold restaurant with spacious layout | On-site staff accommodation, 4/5 bedrooms with private entrance | Large private car park, potential for outdoor dining/events | Full management structure in place | Great scope for growth, ideal for portfolio or first-time owners

Asking Price

£799,950

Ref. 52079

Freehold

01. Greek Cypriot/British Restaurant & Wine Bar

Recently Reduced

Bristol

Turnover: £268,039

Excellent reputation for authentic Greek Cypriot & British cooking with a cocktail bar I 80 internal covers, registered for 100 covers total I Operating since 1979 I Good condition throughout. Potential to open more days and hours I Excellent location in major city I 24 hour license for food and drink

Asking Price

£150,000

Ref. 50589

Leasehold

02. Equine Holiday & Self Catering Cottages

Cornwall

Turnover: £130,135

Horse riding, trekking and trail riding I 5 acre plot I Reception building, 1st floor accommodation I 6 stable barns I 2 converted barns providing 2 holiday cottages I 6 horses I Managers 3-bed residence I Permission for workshop I 12 KW Solar Panels I 20 acres, 13 stable livery barns, outdoor school for negotiations

Asking Price

£2,225,000

Ref. 49890

Freehold

03. Bed & Breakfast

Cornwall

Turnover: £239,183

Charming Bed and Breakfast located in a popular village setting I Superbly presented throughout, excellent reputation, 9 bedrooms I Turnover £239,183 per annum, impressive adjusted EBITDA of £205,829 I Comfortable 2 bedroom owner's accommodation

Asking Price

£795,000

Ref. 47864

Freehold

04. Café

Bath

Turnover: Available on Application

Thriving fully licensed café | Strong established brand with loyal local following | Multiple income streams: café, events, catering, delivery & mobile coffee van | Fully fitted premises with indoor/outdoor seating, sun deck & garden | Growth opportunities in events & franchising

Asking Price

£500,000

Ref. 51992

Leasehold

05. Locomotive B&B

Devon

Turnover: Available on Application

Unique hospitality and adjacent residential property I Huge potential to grow the business I Picturesque setting I No employees which enable the new owner to run the business as they please I 6 letting rooms within imaginatively restored train carriages I Business could be purchased without the freehold

Asking Price

£595,000

Ref. 51205

Freehold

06. Landmark Hospitality Venue

South West

Turnover: £527,000

T/O £527k Y/E Mar 2025 | Adjusted EBITDA £145k+ | Historic freehold inn with guest accommodation, restaurant, bar & private event spaces | Rural setting | 25+ years trading | Experienced team all staying | Room for further development

Asking Price

£2,225,000

Ref. 51995

Freehold

07. Restaurant, Pub, Venue with Rooms

Dorset

Turnover: Available on Application

Award-winning country pub with 6 en-suite bedrooms, private function room, and civil wedding licence I Sought-after village I Extensive gardens with car park and popular family play area I 30+ years of family ownership I Rare opportunity for expansion, with staff accommodation and additional land included

Asking Price

£1,500,000

Ref. 51670

Freehold

08. Public House with Tenants

Somerset

Turnover: Available on Application

Tastefully converted public house with tenants in situ I 4 rented properties onsite with large 1 bed property that current owners live in I Huge redevelopment opportunity to expand offering I Commercial kitchen can offer cafe/ B&B/takeaway

Asking Price

£635,000

Ref. 50082

Freehold

09. Freehouse with Accommodation

Wiltshire

Asking Price

Bids Invited

Turnover: Available on Application

13th-century thatched freehouse with significant heritage value I Seven en-suite letting rooms combined with pub food and drink I Prime countryside location near Lower Chute with local and tourist trade I Strong community reputation I Multiple growth opportunities through accommodation, food offering, events and marketing

Ref. 51805

Freehold

10. Tourist Attraction Over 35 Acres & Freehold Properties

South West

Asking Price

Bids Invited

Turnover: £977,000

7 freeholds I Admissions-based access to a historic waterfall with gift shop, café and yoga studio I 35 acres of land, 6-bedroom house and 3-bedroom house with separate gift shop nearby I Wellbeing retreats and hosts weddings I Autonomous management I Expansion opportunities including self-catering lodges or a campsite

Ref. 51122

Freehold

12. Entertainment Venue

Wiltshire

Asking Price

Bids Invited

Turnover: Available on Application

Multiple revenue streams from nightclub, bar, pool table, events and private functions I Modern venue with separate nightclub and pool bar I Full alcohol and entertainment licence I Outdoor area for 5,000 (SEV) I 100-car parking I Strong local reputation and loyal customer base

Ref. 51714

Leasehold

01. Campsite

Shropshire

Turnover: £10,560

Multi-acre lifestyle campsite I Stunning five-bedroom detached house I Potential for development and increased turnover I Opportunity to expand holiday and leisure offerings I Established local customer base

Asking Price

£1,250,000

Ref. 51715

Freehold

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02. Free of Tie Public House, Food & B&B

Recently Reduced

Leicestershire

Turnover: £480,000

Charming free of tie freehold public house, B&B with excellent food trade (rented out) I Sought after and affluent village location, 60 covers I Weekly turnover £9,000+, wet and B&B sales only, excellent reputation, excellently presented throughout I Spacious 6 bedroom B&B

Asking Price

£1,280,000

Ref. 50643

Freehold

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03. Bed & Breakfast

Leicestershire

Turnover: £100,000

Charming Bed and Breakfast located in a popular village setting I Superbly presented throughout, excellent reputation, 8 letting bedrooms I Turnover £100,000 per annum I Comfortable 1 bedroom owner's accommodation

Asking Price

£750,000

Ref. 49829

Freehold

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04. 3 Luxury Glamping Cabins & Cottage

Recently Reduced

Shropshire

Turnover: £88,158

3 luxury glamping cabins, ensuring a unique guest experience I 2+ acres of land with views of rolling hills and scenic countryside I Established highly regarded and successful business with potential for further revenue growth I A beautifully presented four-bedroom detached cottage included

Asking Price

£1,100,000

Ref. 51495

Freehold

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01. Hotel

Appleby-in-Westmorland

Turnover: £124,895

Five letting ensuite bedrooms I Stunning three bedroom owners' accommodation I Multi award winning hotel I Excellent location within a beautiful town I Turnover Y/E 03/23 wet sales only £124,895 I Huge potential growth

Asking Price

£450,000

Ref. 50720

Freehold

02. 6 Holiday Cottages

Northumberland

Turnover: £68,588

6 cottages within one plot | All cottages in excellent condition internally and externally | Trading is increasing year on year | Superb opportunity | Excellent location | Freehold sale only | Incredible reviews -148k | 8 months of trading for 2024 saw net profit of £38,895

Asking Price

£1,450,000

Ref. 51112

Freehold

03. Free House with Rooms

Recently Reduced

Cumbria

Turnover: £367,804

Substantial Free House with 5 Letting Bedrooms I Prominent town centre position, well presented throughout I Weekly Takings £5,500 (Gross Profit circa 59%) terrific growth potential I Operated under management

Asking Price

£374,950

Ref. 50911

Freehold

04. Brewery & Restaurant

Cumbria

Turnover: £836,147

'The Best Business Award' in 2023 I 2024 saw a decent net profit and operating very well I Over £200k of assets included I Brewery & restaurant I Stunning location I Brewery has products stocked in local retail outlets and venues, with significant growth potential I Management teams in place I Large freehold also available

Asking Price

£399,950

Ref. 50516

Freehold

05. Restaurant & Bar with Chalet Rooms

Durham

Recently Reduced

Turnover: Available on Application

Superb owners 3 bedroom accommodation | Large restaurant and bar | 6 chalet accommodation | 3 bedroom self catering apartment | Beautiful presented gardens with sea views | Fantastic freehold

Asking Price

£749,000

Ref. 51133

Freehold

06. Café on Marina

North West

Turnover: £366,256

Y/E March 2025 turnover of c.£366k I 56-cover marina restaurant I Modern, well-fitted equipment I Strong reputation and loyal customers I Patio and on-site parking I Two-bedroom accommodation I Growth potential via marketing and menu expansion

Asking Price

£650,000

Ref. 51724

Freehold

07. Guest House - No Longer Trading

Lake District

Turnover: £84,601

T/O £85,000 | Offers around £600,000 | REDUCED stopped trading Dec 2023 | 3 Star AA Rated Guest House, Lake District | Well-presented | 7 bedrooms | 18 cover dining room | Detached 4-bed owner's accommodation

Asking Price

£600,000

Ref. 47198

Freehold

08. Hotel, Restaurant & Bar

Isle of Man

Recently Reduced

Turnover: £691,068

40 bedrooms all ensuite all of excellent size |2 bars, restaurant/function room | Turnover £691,068 Y/E 12/23 | Healthy profits of £125,310 for same period | Interesting owners accommodation | Freehold business opportunity

Asking Price

£1,400,000

Ref. 50700

Freehold

09. Guest House

Lake District

Turnover: £60,108

Delightful 3-star rated Guest House located in picturesque district I Desirable location, close to tourist attractions I Advised Turnover circa £50k per annum (26 weeks a year only), growth potential I 5 tastefully appointed letting rooms, excellent reviews and reputation I Comfortable 1-bedroom private accommodation

Asking Price

£650,000

Ref. 51515

Freehold

10. Hotel

Lake District

Turnover: £182,571

Victorian style Hotel with 11 ensuite bedrooms with room to expand I Coastal Town centre location in the Lake District I Space for 2 bed owners accommodation or 4 more letting rooms I Bar and restaurant popular for roast dinners, 4.5 Stars on TripAdvisor

Asking Price

£449,950

Ref. 47812

Freehold

11. Mexican Themed Restaurant & Bar

Lake District

Turnover: Available on Application

Well known and lucrative Mexican themed Bar/Restaurant I Prominent trading position, delightful Cumbrian Town Centre I Genuine growth potential, new lease I 56 Covers plus outdoor seating, presented to a high standard, ideal owner operator

Asking Price

£325,000

Ref. 49881

Leasehold

12. Public House

North West

Turnover: £162,000

Free-of-tie public house on prominent main road I Sought-after area with strong footfall I Weekly turnover £4,000 on limited trading hours I Well presented with over £100k recent works I Spacious four-bedroom owner's accommodation I Potential to increase trading hours and revenue streams

Asking Price

£400,000

Ref. 51741

Freehold

13. Free House with Food Trade

Lancashire

Turnover: £320,007

Delightful free house with excellent food trade I Substantial period property, wealth of charm, 80 covers, spacious 3 bed owner's accommodation I Good size grounds, beer garden, large car park I Close motorway within easy reach of neighbouring villages and towns

Asking Price

£550,000

Ref. 50373

Freehold

14. Indian Restaurant

Lancashire

Turnover: £1,692,070

Exceptional well-known licensed Indian restaurant I Leasehold but freehold considered I High turnover for 2024 of £1,692,070 with excellent EBITDA which is available upon viewing I Prime main road trading position, highly desirable location I Immaculately presented, valuable equipment, great reputation

Asking Price

£600,000

Ref. 46470

Leasehold

15. Freehouse Pub

Lancashire

Turnover: Available on Application

Delightful Free House occupying a prominent main road position I Highly desirable and accessible location, spacious ground floor business accommodation I Beautifully presented 2 bedroom private living quarters, rare opportunity I Suit a host of licensed, professional, retail uses

Asking Price

£280,000

Ref. 48519

Leasehold/Long Leasehold

16. Group of Venues with Accommodation

Yorkshire

Turnover: £ 1,548,000

Y/E March 2024 T/O £1.5m I Adjusted EBITDA £191k+ I Group comprises pub with accommodation, hotel with restaurant, traditional pub and microbrewery I Beer brewed for onsite sale and local Co-op retail I Established 1965 with strong regional presence I c.15 staff with second-tier management I Growth potential via marketing and accommodation expansion

Asking Price

£1,750,000

Ref. 51638

Freehold

17. Bed & Breakfast

Lancashire

Turnover: £65,490

Well established & popular Bed and Breakfast occupying a convenient and accessible location I Turnover £65,490 per annum (Y/E 30.06.24) generating healthy profits, genuine growth potential I Excellent reputation, well presented throughout, 8 en-suite letting bedrooms, I 16 cover dining room

Asking Price

£400,000

Ref. 51143

Leasehold

18. Guest House / B&B

Recently Reduced

Newcastle

Turnover: £80,000

Popular tourist and student catchment area I Beautifully decorated, 10 guest letting rooms I Exemplary customer reviews I Stunning end terraced corner property I Owners one bedroom accommodation I Freehold opportunity

Asking Price

£849,000

Ref. 51580

Freehold

19. 11 Holiday Cabins on a Premier Park

Northumberland

Turnover: £191,712

11 self-contained luxury holiday cabins in picturesque setting I Fee income £191,712 per annum (31.05.24) generating healthy profits, growth potential I Superbly appointed 2 bedroom (sleeps 4) cabins, quality furnishings, hot tubs and decking I Excellent on-site facilities, close to attractions and beautiful coastline

Asking Price

Bids Invited

Ref. 51417

Leasehold

20. Hotel & Restaurant

Recently Reduced

Northumberland

Turnover: £1,180,586

Turnover of £1.2m for Y/E 2024 I Adjusted EBITDA of £219,884 for Y/E 2024 I 1.5 acre site with a large kitchen garden on site I Hotel since 1920s I Current owners have focused on sustainable practices and renewable energy I 20 staff with management I 50 guests at max capacity I Luxury lodges

Asking Price

£1,950,000

Ref. 50831

Freehold

21. Restaurant

West Yorkshire

Recently Reduced

Turnover: £625,918

Asking Price

£120,000

Well-Known & Lucrative City Centre Licensed Restaurant I Ideally positioned within an area of major development I Weekly takings £12,000 (5 days only), genuine growth potential, excellent reputation I Extensive customer base, 80 covers, superbly presented

Ref. 51461

Leasehold

22. Hotel & Restaurant

Northumberland

Turnover: £1,180,586

Asking Price

£1,950,000

T/O £1.13m | Adjusted EBITDA £233k+ | c.1.5 acre site | Est. 1920s | Continuously updated under current ownership | Sustainability practises | c.20 staff with second-tier management, GM staying post-completion | Capable of hosting 50+ guests | Luxury lodges on site

Ref. 50831

Freehold

23. Public House

North

Turnover: £357,617

Asking Price

£225,000

Excellently presented public house and function venue | Currently has a manager in place | 4-bed private accommodation

Ref. 51688

Leasehold

24. Coaching Inn

Northumbria

Turnover: £350,000

Asking Price

£660,000

T/O £350k FY2026 | EBITDA ~£95k | Freehold property (owned 15 years) with full license, no brewery tie | Six ensuite letting bedrooms, many with private patio | Licensed bar/restaurant with lounge & commercial kitchen | Outdoor terrace & rear car park

Ref. 52092

Freehold

25. Guest House

Northumberland

Turnover: £350,000

T/O £350,000 approx | Prime seafront location, Northumberland | 9 fully ensuite letting rooms, potential to add owner's accommodation (subject to planning) | Bar/restaurant & successful coffee room | Ideal for couple, lifestyle operators, or expanding hospitality group

Asking Price

£949,950

Ref. 52110

Leasehold

01. Public House with Letting Rooms

Dyfed

Turnover: £83,882

Charming free of tie public house, plus 6 letting rooms I Sought after village location, amazing reputation I Weekly turnover £2,000 pw wet only I Excellently presented throughout I 2 S/C Spacious rentable/private living accommodation

Asking Price

£299,000

Ref. 47549

Freehold

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02. Public House

Snowdonia National Park

Recently Reduced

Turnover: Available on Application

Attractive town centre pub I Plenty of scope to increase food sales I Set in the National Park

Asking Price

£349,000

Ref. 50426

Freehold

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03. Village Pub

Wales

Turnover: Available on Application

Charming period property freehold village pub I Large garden to the rear with a play area I Built over 300 years ago I Substantial scope for growth, a commercial kitchen that is currently only used for Sunday lunch

Asking Price

£199,999

Ref. 51097

Freehold

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04. Guest House

South Glamorgan

Turnover: £73,318

Under current ownership for 26 years I Annual income of £73,318 with a net profit of £29,272 I Very well-presented throughout with a high standard of decor I Freehold with owner's accommodation

Asking Price

£799,000

Ref. 48409

Freehold

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05. Farm Park Purpose Built Activity Centre

South Wales

Turnover: £2,068,978

Farm Park, including Soft Play, Petting Zoo and Crazy Golf and others I Projected EBITDA over £1m I 2024 turnover of £2m+ and operating profit of £569k I New premises on a large farmland site I 5 bed property included I Expansion potential I Developments such as a Nursery, Maze and Theatre

Asking Price

Bids Invited

Ref. 50925

Freehold

06. Holiday Cottage Complex

South Wales

Turnover: £241,987

£18k increase on net profit in 2024 on 2023 I Farmhouse, attached residential cottage I 5 grade II listed barn conversion holiday cottages I 4 grade II listed barn conversion holiday apartments I Large & small function/event barns and Yurt I Workshops I Heating via wood pellet Biomass with RHI I Landscaped grounds I 4 acres

Asking Price

£2,000,000

Ref. 50845

Freehold

07. Guest House

South Glamorgan

Turnover: £73,318

T/O £73,318 | Net profit £29,272 | Very well-presented throughout with high standard of decor | Freehold with owner's accommodation | Under current ownership for 26 years

Asking Price

£849,950

Ref. 49363

Freehold

01. Group of 2 Airbnb Properties

Northern Ireland

Turnover: £71,648

Y/E 2025 T/O £71,648 I Two well-established properties in prime location I Top 1% Airbnb ranking I Occupancy rates 83% and 64% I Strong repeat customer base I Well-maintained and high-performing properties

Asking Price

Bids Invited

Ref. 51789

Freehold

Featured Businesses

Craigpark House

Lanarkshire

Freehold Ref. 51968

Semi rural location in North Lanarkshire offers easy access to both Glasgow & Edinburgh. Impressive & tasteful development of property. 5 double bedrooms, four are guest rooms, all with en suites. In addition is a guest lounge. Newly created two bedroom self catering lodge with private patio & hot tub.

Private parking for guesthouse plus additional dedicated parking for the self catering lodge. Exceptional owners accommodation with large private gardens. Strong trading levels achieved year on year. Further potential to increase income levels further.

Turnover: Available on Application

ASKING PRICE

Offers Over £699,000

BRUCE & CO

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Opportunities Across Scotland

BRUCE & Co.
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01. Public House

Ayrshire

Recently Reduced

Turnover: £160,289

Charming traditional property I Public bar with snug room/pool room area I Large 4 bedroom owners flat presented to a high specification I Smoking terrace I Large car park with independent access I Brilliant lifestyle purchase I Healthy turnover of £160k with sustained profits I Expansion potential

Asking Price

£299,999

Ref. 51579

Freehold

02. Hotel, Restaurant & Bar

Ayrshire

Turnover: £112,000

6 letting rooms w/ensuites I Lounge bar/restaurant I Public bar I Large beer garden I Private parking I 3-bed owners accommodation I Great location

Asking Price

£349,950

Ref. 51648

Freehold

03. Hotel

Dalbeattie

Turnover: £580,583

Located in a town centre location in Dalbeattie I 4 letting rooms, with bar, restaurant areas and outside courtyard in the Summer for use I Turnover for Y/E March 2023 of £580,583 I 3 bedroom owner's accommodation I Private offroad secure parking to the rear I Fantastic freehold business opportunity

Asking Price

£524,950

Ref. 51589

Freehold

04. Public House

Dumfries

Recently Reduced

Turnover: £195,339

Well-established public house in prime busy main road location, over 100 years I Excellent weekly wet sales & bar food approx. £190k per annum I Popular community pub with huge development scope I Spacious and well-presented throughout

Asking Price

£210,000

Ref. 51261

Freehold

05. Hotel & Restaurant

Dumfries & Galloway

Recently Reduced

Asking Price

£1,325,000

Turnover: £724,389

Remote location but close to transport link I Hotel since the 1930s I Award-winning restaurant I 20 staff with a strong second tier management team in place I 16 en-suites capable of hosting 34 guests with a restaurant, bar and function capable of accommodating an additional 180 people

Ref. 50451

Freehold

06. Hotel, Restaurant & Bar

Dumfries & Galloway

Asking Price

£1,300,000

Turnover: Available on Application

14 rooms, a bar, restaurant and 2 function rooms I Hotel since 1960's I High wet and dry sales with many local residents visiting I Situated near the border, the hotel provides an excellent stop off point for travellers I High staff retention with strong management structure

Ref. 51513

Freehold

07. 2 Luxury Log Cabins

Dumfries & Galloway

Asking Price

£450,000

Turnover: £46,001

2 luxury self-catering log cabins, fully equipped and furnished to a high standard. Lodges could be sold separately I Turnover approx. £46k per annum with potential to increase I Located in a stunning rural location within Lochanview

Ref. 46418

Freehold

08. Hotel, Restaurant & Bar

Dumfries & Galloway

Asking Price

£380,000

Turnover: £375,566

Family-run freehold hotel, bar and restaurant, great condition I 12 letting rooms plus 3-bedroom apartment attached I Large bar (40 covers), restaurant (60 covers), function room, beer garden I Great catchment area with no hotels or restaurant within 9 miles I Caravan site opposite with no entertainment, 2nd in development

Ref. 48608

Freehold

09. Bar & Restaurant

Girvan

Recently Reduced

Asking Price

£225,000

Turnover: £227,709

Long established over 50 years I Public bar offering pool, darts and dominos I Restaurant with 25 covers I 1/2 bedroom owners flat / rental opportunity I Between £4,000 to £5,000 per week with a healthy profit

Ref. 51497

Freehold

10. Hotel, Restaurant & Wine Bar

Jedburgh

Asking Price

£495,000

Turnover: £250,000

A Truly Turnkey Freehold Hotel, Restaurant and Wine Bar business opportunity I 3 letting rooms / Large Bar and Restaurant I Exceptional condition throughout I Large 1 bedroom owners apartment

Ref. 50749

Freehold

11. Restaurant

Jedburgh

Asking Price

£299,950

Turnover: £203,531

Exquisite high profit margin established award-winning Restaurant I Excellent location I Sought after business I Long lease available

Ref. 50592

Leasehold

12. Hotel & Restaurant

Dumfries & Galloway

Asking Price

£389,950

Turnover: £375,566

Investment opportunity | 12 Letting rooms | Previously t/a hotel, restaurant & bar with games room | 4-bedroom owner's accommodation

Ref. 47973

Freehold

13. Hotel

Scottish Borders

Turnover: £392,495

14 bespoke, well-appointed bedrooms I Function room for 100 guests and 2 extensive bar areas I Open since 1876, located in the centre of an historic market town surrounded by stunning countryside I Experienced management team and significant opportunities for growth I Ideal for Owner Operator

Asking Price

£450,000

Ref. 44974

Freehold

14. Guest House

Scottish Borders

Turnover: £120,000

Beautifully presented throughout I 5 potential en-suite letting rooms I Recently renovated I Popular Tourist Area

Asking Price

£400,000

Ref. 42998

Freehold

15. Boutique Hotel with Private Woodland

Scottish Borders

Turnover: £230,660

Stunning licensed boutique hotel I 3.5 acres of private woodland, including paddock I Owners 3 bedroom penthouse apartment I 2 additional lodges, each sleeping 4 I Extraordinary views overlooking the river

Asking Price

£999,999

Ref. 47974

Freehold

16. Hotel, Restaurant & Bar

Scottish Borders

Turnover: £242,698

Detached hotel in busy tourist town I 11 bedrooms all en-suites I Restaurant, bar and function room I Large car park suitable for coaches I 2 bedroom owners accommodation

Asking Price

£650,000

Ref. 51226

Freehold

17. Hotel & Restaurant & Self Catering Apartments

South Scotland

Turnover: £1,000,000

Projected 2024 turnover of £1m+ I Freeholds of £3m+ I Luxury hotel with 2 unique dining areas, 10 self-catering units and an office in the village I Can accommodate large groups I Hotel since 2000s, undergone significant renovations I 20 staff, operate autonomously I Multiple awards winner

Asking Price

Bids Invited

Ref. 50900

Freehold

18. 4* Self Catering Apartments

Southern Scotland

Turnover: £110,000

Military drive I Combined income approx. £110k I Sea views, gardens, hot tubs I Properties are licenced with the local council for holiday letting I Properties supplied fully furnished I Full or part management available

Asking Price

£850,000

Ref. 51537

Freehold

19. Hotel, Restaurant & Bar

Scottish Borders

Turnover: £1,040,022

Substantial Hotel, Bar and Restaurant with 15 en-suite bedrooms I 80 seated dining room & bar, 20 cover outside seated beer garden I Fantastic location in a busy borders tourist town I Over £250k spent on recent refurbishment I Freehold

Asking Price

£1,250,000

Ref. 50531

Freehold

20. Bar & Restaurant with Family Home

Selkirk

Turnover: £60,175

Well supported by locals, and visitors to holiday cottages, golf courses and riding centres nearby I Bar and restaurant licenced for 55 covers I 4 bedroom owners home, south facing garden and separate entrance I Can resume 7 day trading and develop part of the house to B&B I On the market first time in 19 years

Asking Price

£500,000

Ref. 50708

Freehold

21. 4* Self Catering Apartments

Southern Scotland

Turnover: £110,000

The Fairways I Combined Annual Income Circa £110,000 I Properties are licenced with the local council for holiday letting I Golf course and sea views with a hot tub on communal ground I Properties supplied fully furnished I Full or part management available

Asking Price

£800,000

Ref. 51535

Freehold

22. Pub & Restaurant

Wigtownshire

Turnover: £173,873

Located in a quaint village I 4 bedroom owner's accommodation with separate entrance, opportunity to use as letting rooms to increase current turnover I Current turnover of £173,873 per annum with growth potential I Public house with a large beer garden, restaurant / function room

Asking Price

£300,000

Ref. 49627

Freehold

23. Café

Berwickshire

Turnover: £460,000

Excellent location within Scottish Borders I Established café since 1960 I Strong community reputation and loyal customer base I Potential for growth and year-on-year increasing turnover I Freehold business opportunity I Ideal first-time business

Asking Price

£799,950

Ref. 51687

Freehold

01. Hotel & Bars

Aberfoyle

Turnover: £115,570

Historical hotel dating back to 1895, 10 letting rooms all with en-suites I A 1 bedroom flat to let or for staff accommodation I An attached sit in / takeaway fish and chip shop I 3 bars within premises including a sports bar and function room I Freehold business & development opportunity

Asking Price

£675,000

Ref. 50254

Freehold

02. Pub, Restaurant, Café & Function Room

Angus

Turnover: £244,198

Turnkey Opportunity I Recently refurbished I Restaurant, cafe and function room I Beer garden I Great reputation

Asking Price

£397,500

Ref. 47765

Freehold

03. Hotel, Restaurant & Cocktail Bar

Recently Reduced

Angus

Turnover: £760,110

Popular hotel with restaurant with busy cocktail bar I Busy cocktail bar I 11 exceptional double bedrooms all with en-suites

Asking Price

£450,000

Ref. 47718

Leasehold

04. Wine, Gin & Beer Bar

Angus

Turnover: £400,000

Thriving licensed wine, gin, beer, and music bar I Set in a charming and unique location with an excellent reputation I Well-presented, offering a true turnkey opportunity I Equipped with valuable modern fixtures, making it an ideal business for an owner-operator I Annual turnover of approximately £400k from wet-only sales

Asking Price

£449,950

Ref. 51520

Freehold

05. Bar, Restaurant & Wedding Venue

Angus

Turnover: £650,000

5 bedroom owners accommodation, detached with private parking I Over £75K spent on full refurbishment I Popular wedding venue I Bar, restaurant/ function room, large beer garden I Turnover of around £650k and increasing

Asking Price

£375,000

Ref. 49754

Freehold

06. Bistro/Restaurant

Angus

Turnover: £209,345

Excellent location with on street parking I Options including full/partial share buyout or leasing may be considered for right buyer I 70 covers with alcohol licence and takeaway revenue I Indian & Scottish cuisines from a fully equipped commercial kitchen I Profitable business and well presented throughout

Asking Price

£329,950

Ref. 49810

Freehold

07. Public House

Recently Reduced

Armadale

Turnover: £130,000

Public bar over 50 years trading I Established public house in an enviable locale I Current sales average £130,000 per annum approximately I Excellent potential to expand business I Large function room and private car park

Asking Price

£249,950

Ref. 51283

Freehold

08. 17th Century Inn

Recently Reduced

Auchterarder

Turnover: Available on Application

Substantial premises dating back to the 17th century I Public house with commercial kitchen I 5-bedroom owner's accommodation I Located about 3 miles from the famous Gleneagles Golf Resort I Only village public house in area I Freehold sale

Asking Price

£299,000

Ref. 51483

Freehold

09. Public House

Brechin

Turnover: £291,748

Public bar with over 100 years trading I Established public house in an enviable locale I Current sales average £300,000 per annum approximately I Excellent potential to expand business I 3-bedroom owners flat/letting opportunity

Asking Price

£349,950

Ref. 51518

Freehold

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10. Hotel, Restaurant & Bar

Recently Reduced

Callander

Turnover: £150,000

5 letting rooms all en-suite I Restaurant and bar I Large outside seating area I 2 bedroom owners accommodation I Around £150k turnover PA

Asking Price

£649,950

Ref. 51018

Freehold

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11. Guest House

Central Scotland

Turnover: £30,615

Well-presented and established guest house I 8 letting bedrooms, 3 of which are en-suite I Flexible accommodation

Asking Price

£699,950

Ref. 49706

Freehold

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12. Family Buffet Restaurant

Dumbarton

Turnover: £300,000

Family buffet restaurant I Fantastic location I Able to accommodate up to 180 covers I Turnover around £300,000 a year with great potential for growth I Over 10 years trading with excellent reputation I Freehold business opportunity

Asking Price

£295,000

Ref. 51274

Freehold

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13. Victorian Terrace Guest House

Edinburgh

Turnover: Available on Application

Attractive end terraced Victorian house I Established residential setting in Newington I Neutral interiors with retained period features I 6 letting rooms I Stunning owners accommodation I Fully redecorated and carpeted throughout I Truly move in condition I Freehold opportunity

Asking Price

£995,000

Ref. 51273

Freehold

14. Guest House - No Longer Trading

Angus

Turnover: £150,000

Popular tourist catchment area | In need of refurbishment | 7/8 guest letting rooms | Terraced Victorian property | Owners 2-bedroom accommodation | Freehold | Business opportunity / large family home

Asking Price

£349,950

Ref. 51466

Freehold

15. Restaurant/Take-Away

Glasgow

Turnover: £583,788

Excellent trading location close to the town centre I Turnover of £583,788 per annum with plenty of potential to increase I An average EBITDA past 3 years of £93k I Very agreeable rent and rates inclusive of accommodation

Asking Price

£275,000

Ref. 49234

Leasehold

16. Italian Restaurant

Recently Reduced

Glasgow

Turnover: £481,461

Destination restaurant with excellent reputation for traditional Italian cuisine I Excellent location within the city centre I Ample parking close by I Presented in turnkey condition throughout I Approx. 52 covers inside 24 covers outside I Turnover Y/E 2024 £481,461 with very healthy profits

Asking Price

£250,000

Ref. 51615

Leasehold

17. Guest House

Lanarkshire

Turnover: Available on Application

Semi-rural North Lanarkshire | Easy access Glasgow & Edinburgh | 5-bed property, 4 guest rooms with ensuites | Guest lounge | 2-bed self-catering lodge with patio & hot tub | Large gardens | Strong trading | Lifestyle opportunity

Asking Price

£699,000

Ref. 51968

Freehold

18. Public House

West Lothian

Turnover: £310,000

T/O £310,000 | Adjusted net profit c.£100,000 | Profitable wet-led public house | Freehold, long-term investment security | Central North Street, Bo'ness – strong local & visitor trade | Scope to expand through food, entertainment & marketing

Asking Price

£449,950

Ref. 52026

Freehold

19. Tea Rooms & Gift Shop & Retail Units

Lanarkshire

Turnover: £310,000

Well established traditional tearooms and gift shop I Excellent reputation, very well presented I Four large empty office/retail units to rent out or developed I Large 3 story Victorian building I Freehold

Asking Price

£499,950

Ref. 49695

Freehold

20. Restaurant & Bar

Lanarkshire

Turnover: £281,000

Long established over 200 years I Public bar offering live entertainment I Restaurant with 34 covers I 2 bedroom owners flat / rental opportunity

Recently Reduced

Asking Price

£375,000

Ref. 50427

Freehold

21. Hotel & Function Room

Perthshire

Recently Reduced

Turnover: £416,604

Stunning location I Lounge and bar I Breakfast / dining room I Modern large function room I 14 bedrooms all ensuites I Freehold

Asking Price

£950,000

Ref. 51267

Freehold

22. Public House with Sports & Entertainment

Glasgow Area

Turnover: £469,064

T/O £469,064 Y/E Jun 2024 | Freehold public house, wet-only operation with high profitability | Popular sports bar with large screens & weekend live entertainment | Growth potential via food, extended hours, events & marketing

Asking Price

£499,950

Ref. 52085

Freehold

23. The Coachman Hotel & Bar

North Lanarkshire

Turnover: £3,700,000

Turnover of £3.7m for Y/E 2024 I Adjusted EBITDA of £600k+ Y/E 2023 I Current owners for 15 years I Hotel and adjoining bar have recently undergone extensive renovations I Strong presence I 50 staff I Tourism bolsters sales, but business is supported heavily by local economy and workers accommodation agreements

Asking Price

£800,000

Ref. 50112

Leasehold

24. Hotel & Restaurant

Perth & Kinross

Recently Reduced

Turnover: £1,468,000

Turnover for Y/E 2024 was £1.4m I Adjusted EBITDA for Y/E 2024 of £265k+ I An acre site with hotel, restaurant and sports facilities I Hotel since 1980s, well-established, based on main road I Golf tourism, industry-recognised I 31 staff with management structure I 45 guests at max capacity, function room for 160

Asking Price

£2,150,000

Ref. 51190

Freehold

25. Restaurant & Bar with 3 Chalets

Stirlingshire

Turnover: £207,419

Well established public bar and restaurant I Three chalets included with the sale I Excellent reputation

Asking Price

£330,995

Ref. 35976

Freehold

01. Village Convenience Store

Fife

Turnover: £437,381

T/O £437,381 Y/E 11/23 | Well-established and profitable convenience store | Enviable location within busy tourist area | Freehold business with great potential

Asking Price

£200,000

Ref. 51473

Freehold

02. Hotel & Restaurant & Rooms

Aberdeenshire

Turnover: £508,808

15 en-suite letting bedrooms I Public bar I Large lounge bar I Conservatory I Owners' house, 2 bedrooms, lounge, kitchen/diner and private gardens I Outbuildings for development I Car park I Turnover of £508,808 Y/E 2022 with a very healthy EBITDA of £182,570

Asking Price

£1,100,000

Ref. 50388

Freehold

03. Pub, Restaurant & Rooms with Tenants

Highlands

Turnover: £300,000

T/O £300,000+ | 11 ensuite letting rooms in well-established Highlands hotel | Spacious bar (120), dining (30) & lounge (20) | Commercial kitchen | 2-bed owner's accommodation | Lift access | Ideal for couple or expanding portfolio

Asking Price

£849,950

Ref. 52113

Freehold

04. Guest House

Stornoway

Turnover: Available on Application

11 letting rooms on freehold basis I Great location I Superb reputation I 5 Star TripAdvisor rating I 4 Star STB rating I Ranked #2 on TripAdvisor I Loyal and returning clientele

Recently Reduced

Asking Price

£675,000

Ref. 51711

Freehold

05. Hotel, Restaurant & Bar

Aberdeenshire

Recently Reduced

Turnover: £473,894

Stunning stone built hotel with 16 en-suite letting rooms I Public lounge bar games room I Restaurant and bar, owners/staff accommodation I Function suite for corporate events 30 places I Excellent location, highly profitable business

Asking Price

£540,000

Ref. 44854

Freehold

06. Guest House/B&B

Aberdeenshire

Turnover: £24,999

Successful guest house located in major city centre I Traditional B&B offering 9 letting rooms (7 with en-suite facilities) plus 2 bedroom owners accommodation I Well established with 50+ years of trading - fantastic reputation I Potential to grow income - annual turnover for 2024 of £24,999

Asking Price

£450,000

Ref. 48123

Freehold

07. Pub, Restaurant & Rooms with Tenants

Aberdeenshire

Turnover: £57,000

Approx 12% yield I High return on initial investment, long term tenants in place I Stunning restaurant, pub & letting rooms I Prime location

Asking Price

£439,995

Ref. 46594

Freehold

08. Hotel, Restaurant & Bar

Aberdeenshire

Recently Reduced

Turnover: £494,363

Restaurant with 60 covers I Well supported public bar I Turnkey business opportunity I Accommodation - 2 bedrooms

Asking Price

£395,995

Ref. 43721

Freehold

09. Hotel

Campbeltown

Turnover: £763,654

25 en-suite letting rooms I 3 bedroom owners/staff accommodation I Excellent potential to increase business I Turnover 2024 £763,654 with a very healthy EBITDA of £206,142 and heathy profit I Freehold opportunity

Asking Price

£899,950

Ref. 50151

Freehold

10. Guest House & Glamping Pods

Cairngorms National Park

Recently Reduced

Turnover: £152,262

Detached guesthouse | 4 glamping pods | Beautiful popular tourist location | Turnover Y/E May 2024 of £152,262 with healthy profits | 40+k net profit this year in 2024 | Excellent customer reviews

Asking Price

£765,000

Ref. 51180

Freehold

11. Restaurant

Aberdeenshire

Turnover: £294,349

Multi-award winning restaurant I Over £100k spent on refurbishment I 4.9 on Facebook reviews I 60 Covers additional 10 at the front I Freehold business opportunity, possibility of leasehold

Asking Price

£249,950

Ref. 49337

Freehold/Leasehold

12. Guest House & Cottage

Argyll & Bute

Turnover: Not Applicable

Freehold business opportunity I 11-bedroom house dates back to 1938 retains art deco features I Stunning location with amazing views I One bed self-catering cottage I Licensed I Huge potential

Asking Price

£475,000

Ref. 49539

Freehold

13. Community Pub

Fife

Turnover: £340,000

Well-established public house in prime busy main road location I Excellent weekly wet sales only approx. £340k PA I Popular community pub with huge development scope I Spacious and well-presented throughout I Games area I 2 bedroom flat

Asking Price

£395,000

Ref. 51435

Freehold

14. Public House & Function Room

Eastern Scotland

Recently Reduced

Turnover: £280,842

Public Bar with over 50 years of trading I Established public house in an great locale I Current sales average £280,842 per annum I Excellent potential to expand business I Wet sales only with potential to add food sales I 25 years lease available

Asking Price

£249,950

Ref. 51529

Leasehold

15. Guest House/B&B

Elgin

Turnover: Available on Application

Popular tourist catchment area I Beautifully refurbished, 14 guest letting rooms I Exemplary customer reviews I Stunning property part of which dates back to 1800s I Excellent Owners' 2 bedroom accommodation I Freehold opportunity

Asking Price

£625,000

Ref. 51543

Freehold

16. 3 Public Houses with 3 Apartments

Fife

Turnover: £285,000

Freehold I 3 pubs with 3 residential flats I Bar A offers over £180k I Bar B - 2 flats above pub , 1 one bed, other 2 bed (both are occupied), offers over £165k I Bar C - large 3 bed room flat above (occupied), offers over £165k I Hospitality businesses turnover £285k, good profits I Strong development opportunity

Asking Price

£490,000

Ref. 50440

Freehold

17. The Loch Ness Lodge Hotel

Highlands

Turnover: £486,620

Near major commuter roads, a hotel for guests and a tourist attraction for day trippers I Owners since 1980s, well-established I 10 staff with management team I 54 en-suite rooms with bar, restaurant and function rooms capable of holding 390 people I 10 acres I Financials available upon application I Growth opportunity

Asking Price

£2,500,000

Ref. 50601

Freehold

18. Bar & Restaurant

Fintray

Recently Reduced

Turnover: £100,000

Detached Public Bar and Restaurant I 50+ years operations I Established business, great locale I Current sales average £100k per annum approximately – wet sales only I Excellent potential to expand business I Excellent 2 bedroom owners flat/letting opportunity I Further 3 bedrooms with en-suites

Asking Price

£275,000

Ref. 51372

Freehold

19. Bed & Breakfast

Fort William

Turnover: Available on Application

4 en-suite letting rooms I 2 bedroom stunning owners accommodation I Great location I Impeccable reviews I 3 miles from Ben Nevis I Large plot with amazing views I Long established I Turnover £80k based on less than 6 months trading in 2024 and only on 3 rooms I Gross profit of £48,497

Asking Price

£825,000

Ref. 50946

Freehold

20. Seafront Restaurant

Highlands

Recently Reduced

Turnover: £54,754

Profitable and popular restaurant I Large seafront property I Excellent potential to expand business I 3 letting rooms and owners apartment I Large garage included

Asking Price

£299,000

Ref. 47057

Freehold

21. Victorian Lodge in 30 Acres of Land

Highlands

Turnover: £150,000

5 bed Victorian home | 2 self-contained ground floor flats | 6 bed detached B&B all ensuites | 7 detached cabins/chalets all ensuites | Planning permission to build a further 12 further units | Just under 30 acres of land

Asking Price

£1,200,000

Ref. 49511

Freehold

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22. The Sutherland Inn, Bar & Restaurant

Recently Reduced

Highlands

Turnover: £300,000

7 en-suite letting bedrooms I Lounge bar & public bar I Restaurant I Extensive service areas I Turnkey opportunity I High profit I Freehold only

Asking Price

£225,000

Ref. 51502

Freehold

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23. Guest House & Restaurant

Highlands

Turnover: On Application

Large freehold I 8 letting Rooms I 6 ensuite bedrooms I 1 chalet, 2 bathrooms a dining/kitchen/sitting room and bedroom I 1 2 bed and 2 bathroom apartment I 4 Stars Visit Scotland Award I 42 cover restaurant with commercial kitchen I Good turnover and profits I Turnover can be expanded via evening meals

Asking Price

£440,000

Ref. 38758

Freehold

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24. Guest House

Isle of Arran

Turnover: Available on Application

5 bedroom guest house I 2 bedroom cottage owners accommodation I Fantastic water front location I Over 30 years trading I Freehold business opportunity

Asking Price

£520,000

Ref. 50319

Freehold

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25. 2 Hotels

Shetland

Turnover: £2,815,488

30-year trading history under current director, operating as a hotel since the 1930s I Latest Turnover for 2023 was £2.8m+ I Both properties close to each other, close to airport and numerous tourist attractions I Nearest competing hotel is c.24 miles north I Income diversified through business, tourism, and local oil industry

Asking Price

£3,900,000

Ref. 48694

Freehold

26. Waterfront Pub & Restaurant

Morayshire

Turnover: £1,500,000

Turnover for Y/E 2024 was £1.5m I Adjusted EBITDA for Y/E 2024 was £192k I Property also includes self-catering accommodation above pub I Multi-purpose function rooms I Located in a truly picturesque area I Large space outside the tavern with an opportunity for renovation

Asking Price

£1,190,000

Ref. 50846

Freehold

27. Static Caravan Park & Camping Site

North East Scotland

Turnover: £217,000

Turnover for Y/E 2024 was £217k with Adjusted EBITDA of £63k+ I Large coastal site I Function room I 35+ years operations I 2 freehold properties in addition to surrounding coastal and woodland, potential guest house service I Capable of holding 55 static holiday homes, 20 touring and 4 tent pitches

Asking Price

£1,700,000

Ref. 51428

Freehold

28. Hotel & Restaurant

North East Scotland

Turnover: £345,971

Outstanding and profitable hotel and restaurant I Victorian granite building dates back to the late 18th century I 20 bedrooms and 50 covers I Fittings and decoration have all been finished to a very high standard

Asking Price

£799,950

Ref. 49028

Freehold

01. Luxury Wedding Venue

Isle of Lewis

Turnover: £918,000

T/O £917k Y/E Dec 2024 | Adjusted EBITDA £546k+ | Award-winning Scottish estate business set on 6.2 acres of picturesque grounds | Blends historic character with contemporary luxury | 10+ years operations | Consistently high occupancy | Forward bookings secured years in advance

Asking Price

£5,500,000

Ref. 51727

Freehold

02. Public House & Restaurant

Peterhead

Turnover: £235,634

T/O £235,634 | Excellent weekly sales c.£4,500 | Well-established public house in prime busy main road location, over 200 years | Popular community pub with huge development scope | Spacious and well-presented

Asking Price

£299,950

Ref. 52006

Freehold

03. Guest House with Restaurant & Bar

Pitlochry

Turnover: £75,000

T/O £75,000 since 2021 | Established guest house | Six letting rooms, five en-suite, one with private shower & WC, most with sea views | Restaurant & bar lease £14,000 p.a. | Owners' accommodation | Detached freehold, turnkey, excellent decorative order

Asking Price

£599,950

Ref. 52124

Freehold

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