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Commercial

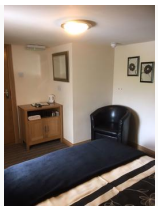
The Mason's Arms Hotel, 1 Castle Street,

Rosehearty, Fraserburgh, AB43 7JJ

Price Over

£230,000

413 m² EPC **G**



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Features

Description

We are delighted to offer for sale, **The Masons Arms, Rosehearty which is an immaculately presented Hotel** situated at the entrance to the coastal village of Rosehearty. The Masons Arms provides bed and breakfast accommodation and has 5 guest bedrooms all with individual bathrooms (4 en-suite/1 private). The premises are decorated to a high standard throughout offering a stylish interior for dining, events and overnight stays. The Masons Arms has been in the ownership of our private client for approximately 10 years and they have invested a lot of capital into the refurbishment of the Hotel to what it is today, as well as having all the certification for the catering to both residents and non-residents.

Within the village of Rosehearty itself there is a good range of amenities including a newly developed Primary School, local convenience store, Butchers with Post Office Service and literally across from The Masons Arms is the Golf Course. Fraserburgh, the second largest fishing port is a short driving distance away, approximately 4 miles. Rosehearty receives a regular bus service to and from Fraserburgh. Fraserburgh itself has a wider variety of shops with two small retail parks. Aberdeen is

around one hours drive from Rosehearty but again there are regular bus services to and from Aberdeen City/Airport.

The Masons Arms is located just off the Main Road as you approach Rosehearty from Fraserburgh and Peathill. The premises are semi-detached, occupying an imposing corner position with off-road parking off Castle Road for multiple vehicles. The original building has been extended in the past to accommodate an extremely spacious function hall and lounge bar. The function hall is decorated in neutral colours and is L-shaped with further lounge and bar area. The seating capacity is up to 100 max. The function hall has it's own entrance with both Ladies & Gents Toilets going off as well as access to the Cellar. There is a separate breakfast room with doors going off to two of the guest bedrooms. The public bar is located to the front of the property and has it's own separate entrance. Within the public bar is a traditional wooden bar that has 6 pumps, and adequate seating, gantry, fridges/coolers and sink etc. Again the bar is L-shaped with booth table seating and further round the corner is the pool table, juke box and two bandit machines, one of which is on lease. Access to the rear of the bar is Private door that leads to the commercial kitchen. There is a secure lockable door from the bar that links into the guest accommodation. Guests are given a key so that they can use the separate entrance for accessing the guest rooms. Four of the guest bedrooms have their own en-suite facilities and Bedroom 5 has a private shower room. Each guest room is finished to a high standard throughout with larger scaled rooms having comfortable seating area's, all rooms have televisions with the usual tea/coffee making facilities.

To the front of the property, immediately in front of the hall and public bar entrance is a tarmac area with bench seating, ideal for the summer months! To the side of the property is the off-road parking area which is in stone chippings. At the far end is where the LPG gas tank is located and a small undercover storage area.

Should you be looking at purchasing a successful business that still has plenty potential to grow, then a viewing is a must. Call today to arrange your viewing appointment. Accounts will be given solely to interested parties Solicitors upon request.

LICENSED HOURS Current opening hours are Monday - Sunday 11am - 1am

The Masons Arms currently employ 3 members of staff. 1 full-time and 2 part-time.

ASKING PRICE is for the property, fixtures, fittings & goodwill. Stock at valuation additional.

Accommodation comprises

Entering via the exterior door to the Hall.

Ground floor suitable as owner accommodation.

Hallway: Doors going off to both Ladies & Gents Toilets. Tiled flooring. Door to the Cellar. Ceiling lighting. The Cellar has various floor to ceiling shelved storage, water, electric and ample lighting.

Ladies Toilets: Four cubicles and two WHB. Aqua panelling to walls and tiled flooring. Radiator. Hand drier.

Gents Toilets: Three urinals. 1 cubicle. Aqua panelling to walls and tiled flooring. Ceiling light. Sky light window. Radiator. Hand drier. Theses toilets are also accessible off the pubic bar.

Function Hall and Lounge with Bar: The hall measures 14.60m x 6.90m (47'10" x 22'7") approx. with the Bar and Lounge measuring 9.87m x 4.88m ( ). This is a bright and airy L-shaped function hall decorated in neutral tones of cream. Ample ceiling lighting and natural day light with the 2 feature widows to the front. The seating capacity is 100 max. 5 radiators throughout. Fire Exit door. Steps and double door down to kitchen. Off of the lounge bar is further door opening leading out to hallway/ladies/gents toilets. Two over door electric air heaters & feature fire. Carpeted and central wooden floor. The bar is bright and modern, decorative mirrored backing to bar, ceiling down lighters and under-lights under the bar itself. Six pumps.

Kitchen: 6.79m x 4.21m (22'3" x 13'10") approx. Fitted with stainless steel preparation units. Two gas hobs, four frier's, with overhead large extractor canopy. Three WHB. Two dormar windows. Ceiling strip lighting. Tiled flooring. 'Polar' refrigeration fridge/freezer. Aqua panelled splash backs. Leading off the kitchen is access to the DRY STORE - 3.84m x 2.28m ( )Providing spacious storage facilities, housing fridges etc. Built-in sliding doored shelved storage. Ceiling light. Tiled floor. Door to rear. Handwash area in kitchen.

P{ublic Bar: 9.99m x 4.96m (32'9" x 16'3") approx. Down lighters over bar and gantry area. TV point. Ceiling lighting. Wood panelling to dado rail height. Pine panelling to ceiling. The bar has real wood flooring and carpeted seating area with tables suitable for bar meals. Two games areas incorporating

pool table and dart board. The hotel has two local pool teams and darts team competing in local leagues. Six pumps. Behind the bar is WHB and fridges.

Off the Public Bar are

Ladies Toilets: Two cubicles. Electric hand drier. Pedestal WHB with mixer tap. Two ceiling lights. Tiled flooring.

From the public bar, door leads through to further hallway where there is a staircase leading to guest bedrooms, bathroom which is allocated to Guest Room 2, and door leads to the:

Breakfast Room: 4.87m x 4.72m (16'0" x 15'6") approx. Window to the front with louvre blinds. Fitted carpet. Pine panelling to dado rail height. Ceiling lighting. Fitted with base level units providing ample storage. Ceiling and wall lights. Serving station. TV point. Radiator. Doors lead to Guest Rooms 1 & 2.

Guest Room 1 4.37m x 2.22m (14'4" x 7'4") approx. Window to the front with louvre blinds. Pine panelling to dado rail height. TV point. Fitted carpet. Radiator. **Shower Room:** 1.61m x 1.16m (5'3" x 3'9") approx. Fitted with a shower cubicle, WC and WHB. Tiling to full height on all walls.

Guest Room 2: 3.37m x 1.90m (11'1" x 6'3") approx. Window on the corner with louvre blinds. Radiator. Fitted carpet. Pine panelling. TV point. The Shower Room for this room is off the Hallway. **Shower Room:** 2.37m x 1.32m (7'9" x 4'3") approx. Walk-in shower, WC and WHB. Electric shaver point. Pine panelling to ceiling. Tall radiator.

Guest Room 3: 3.78m x 2.99m (12'5" x 9'10") approx. Window with louvre blinds. Fitted carpet. Radiator. TV point. Ceiling light. **En-Suite Shower Room:** 1.95m x 1.31m (6'5" x 4'3") approx. Fitted with a white WC, WHB and Shower cubicle.

Guest Room 4: 4.91m x 3.73m (16'2" x 12'3") approx. Window to the front with louvre blinds. Pine cladding. TV point. Fitted carpet. Radiator. **En-Suite Shower Room:** 1.92m x 1.39m (6'4" x 4'6") approx. White WC, WHB and Shower cubicle.

Guest Room 5: 3.46m x 2.92m (11'4" x 9'7") approx. Window to the rear with louvre blinds. Fitted carpet. Radiator. TV point. Sofa seating area. **En-Suite Shower Room:** which measures 1.92m x 1.32m (6'4" x 4'3") approx. Fitted with a white suite which consists of WC, WHB and shower cubicle. PVC ceiling and spot lights, wood laminate flooring. Aqua panelling within shower.

View this property here

https://www.aspc.co.uk/search/property/362888/The-Masons-Arms-Hotel--1-Castle-Street/Fraserburgh/

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