



THE **ROCK**
HOUSE HOTEL



Location

Lossiemouth

Lossiemouth is a beautiful coastal town on the Moray Firth. Renowned for its unique climate, the Moray coast is often referred to as the "Riviera of the North".

Situated on the North-East Coast of Scotland, Lossiemouth is favoured by the mild Gulf Stream air, miles of excellent beaches and beautiful surrounding countryside. The West Beach extends for three beautiful miles towards the caves at the Covesea Lighthouse and the East Beach enjoys undulating sand dunes which run parallel to the sea and the river. The town offers great services and facilities which includes primary and secondary schools, local shops, supermarket, banks and Post Office, as well as many leisure facilities which cater to the thriving holiday market. Other areas of the Moray Coast is within easy reach and has a choice of spectacular walks on pebbled and sandy beaches, at the same time you can enjoy an abundance of wildlife including dolphins and seals that can often be seen along this rugged coastline.

Elgin which is approximately 6 miles is a cathedral city, situated on the A96 linking the larger cities of Aberdeen to Inverness. Elgin provides a lifestyle and all the facilities one would expect with modern-day city living. Excellent educational establishments are available locally including school and higher education. It boasts numerous leisure facilities including, health clubs, swimming pools, ice rink and many local golf courses. Banks, restaurants, cafés, pubs, local shops, supermarkets and national chain stores can be found in and around the city.



Welcome to THE ROCK HOUSE HOTEL

Built in 1789, The Rock House Hotel in Lossiemouth houses eight letting rooms spread over the building's three levels as well as several public areas. These include a bar, function suite with a capacity of 150 people and a 40-cover breakfast-dining room. In addition, there is a feature 'grotto' area incorporating the building's original stonework.





The sale of The Rock House Hotel includes owner's separate private accommodation on the first floor of the property, comprising of three double bedrooms, a lounge, kitchen and family bathroom. The business currently trades successfully throughout the year, and its quality and popularity are reflected in the number of past awards. The business also benefits from repeat custom, particularly due to its excellent

location and being close to RAF Lossiemouth which is currently increasing with major new developments and growth planned for the coming years.

Currently trading successfully, however, there is great potential to increase the turnover for a new owner particularly with the function suite which is relatively unused. Locally the business is well known

and has strong foundations and repeat trade. The restaurants trade and wet sales are generated by a combination of locals, tourist visitors, and guests. The bar and restaurant serve bar meals and snacks throughout the day from 12pm. The business utilises a wide range of marketing options which helps maximise occupancy levels including its own website. The business has an excellent reputation which is reflected in its recommendations.



KEY FEATURES:

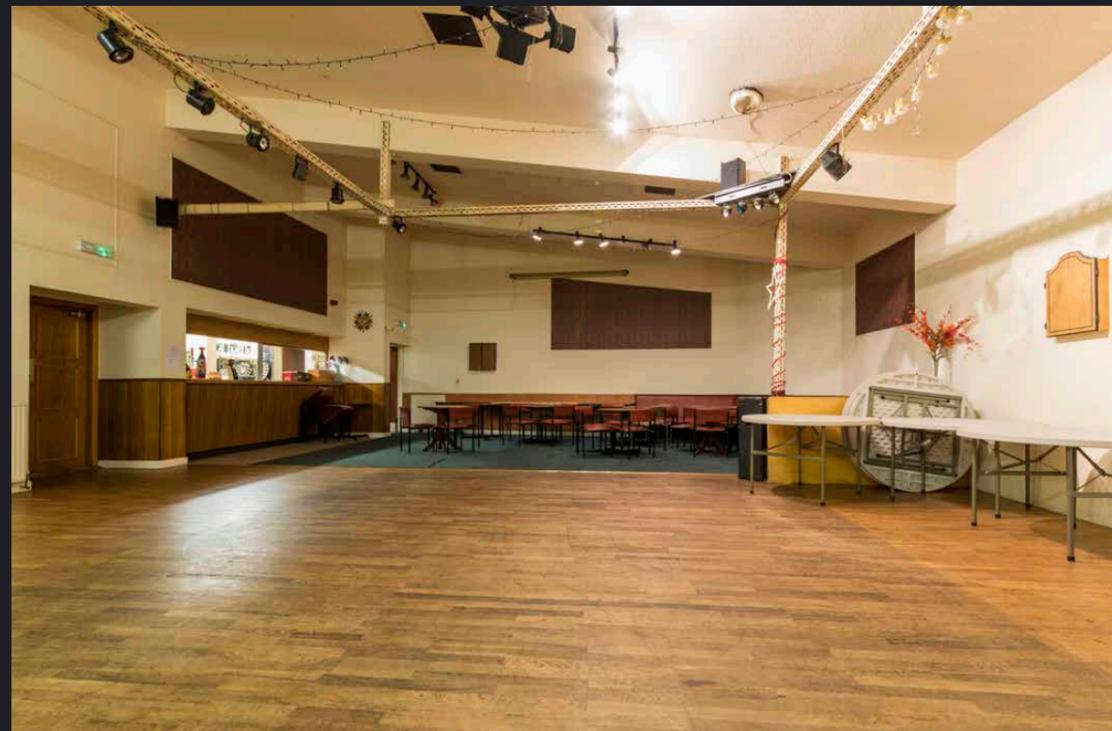
- Attractive traditional main building with feature entrance.
- Substantial property in a prominent trade location.
- All year trade with exceptionally busy tourist season.
- Eight comfortable letting bedrooms, seven with en-suite facilities.
- Owners generous three-bedroom apartment.
- Large function suite with a capacity of 150.
- 40-cover separate breakfast-dining room.
- Charming public area with a public bar plus a separate 'grotto' with the original stonework.
- Outside seating area and ample private parking.

LICENCE:

The business operates a license under the Licensing Scotland Act 2005 and a copy of this will be made available to interested parties post-viewing.

SERVICES:

The hotel benefits from mains electricity, water, and drainage. The hotel benefits from Wi-Fi. The business is fire and environmental health compliant.

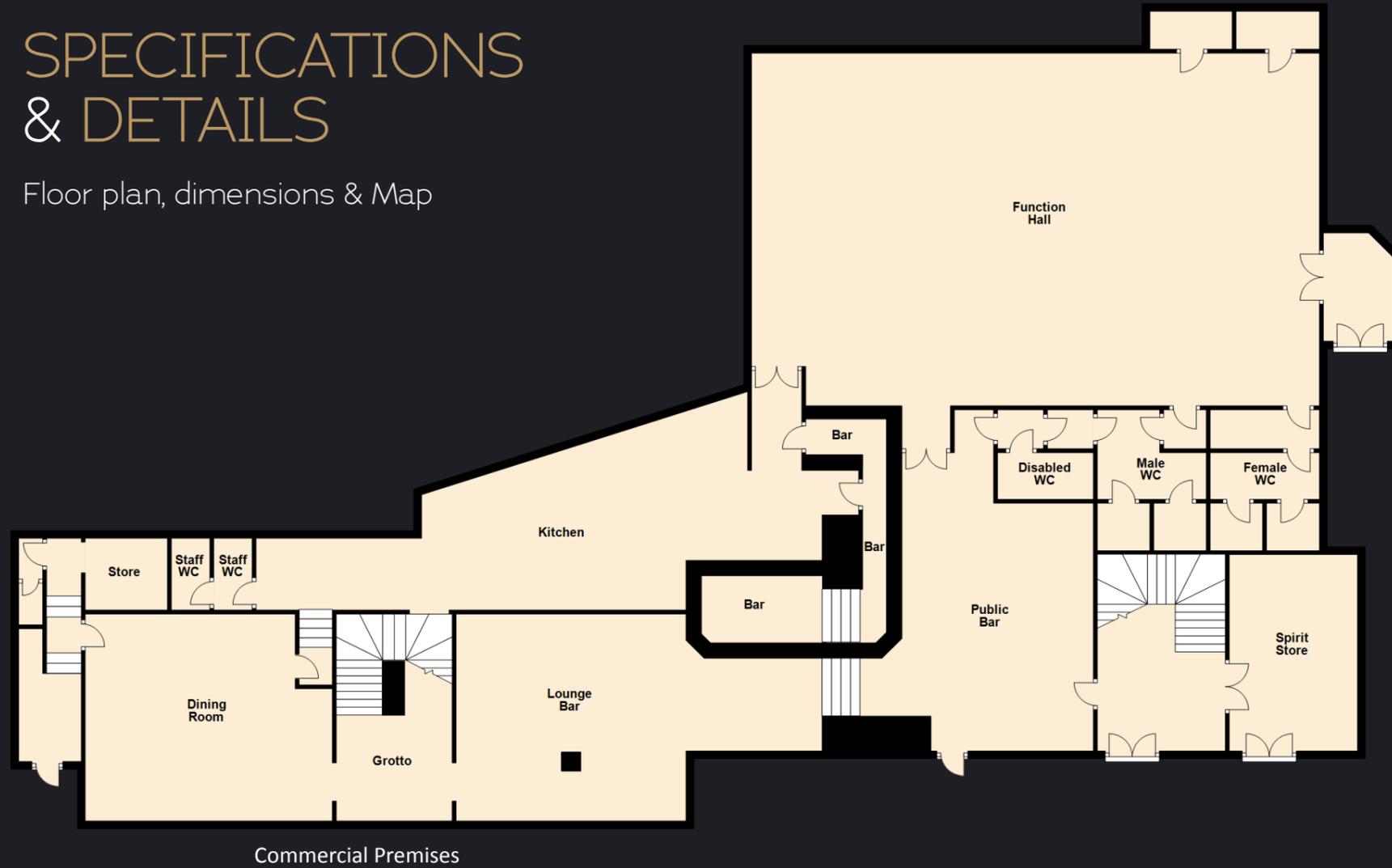




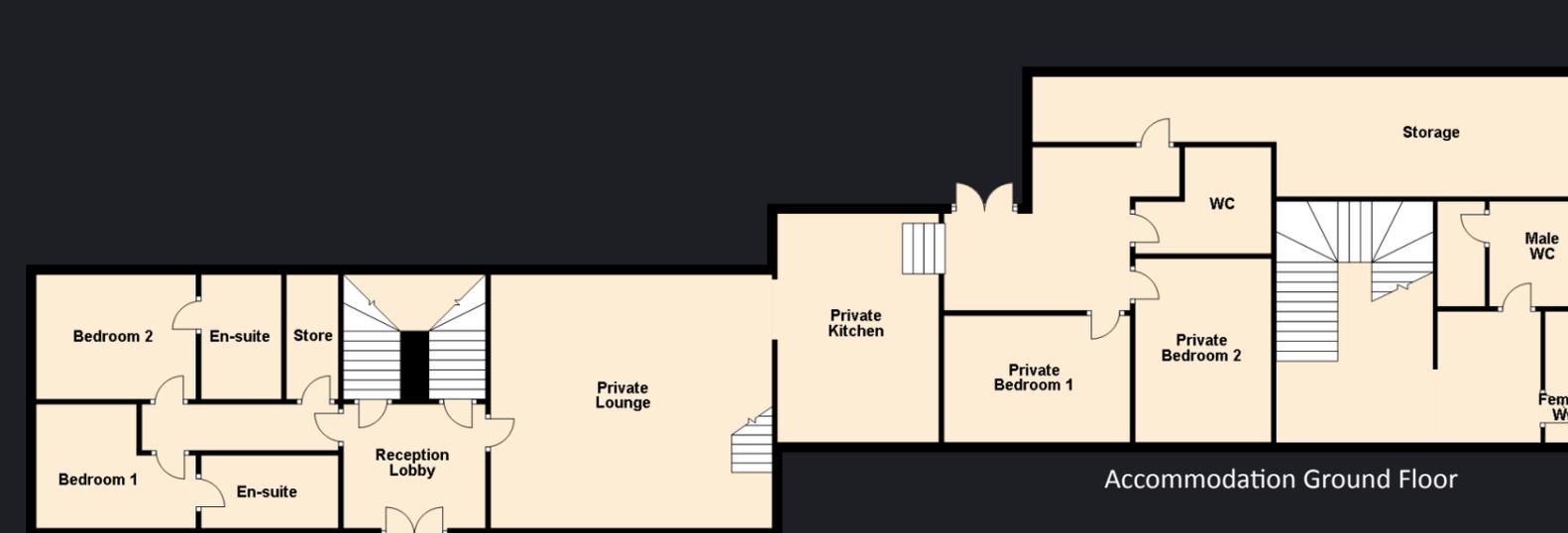


SPECIFICATIONS & DETAILS

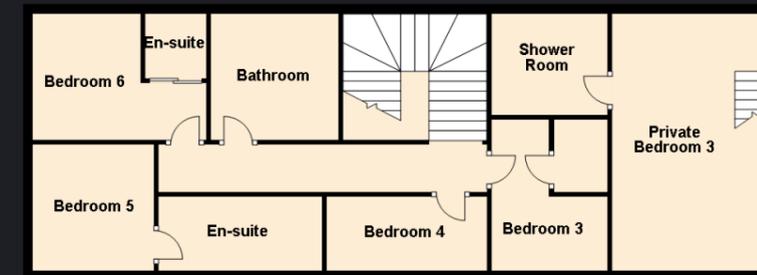
Floor plan, dimensions & Map



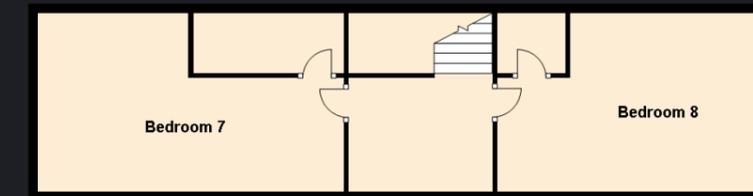
Commercial Premises



Accommodation Ground Floor



Accommodation First Floor



Accommodation Second Floor

Approximate Dimensions
(Taken from the widest point)

Commercial Premises

Public Bar	8.90m (29'2") x 6.50m (21'4")
Function Hall	14.70m (48'3") x 9.20m (30'2")
Lounge Bar	9.90m (32'6") x 5.40m (17'9")
Grotto	4.10m (13'5") x 3.00m (9'10")
Dining Room	6.40m (21') x 5.40m (17'9")
Kitchen	13.30m (43'8") x 4.00m (13'1")

Extras (Included in the sale): The contents, fixtures and fittings to run the business are included in the sale, these items can be inspected and confirmed on viewing, the owners will provide a detailed list to interested parties on request. Accounts will only be provided to interested parties via their solicitor or accountant.




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**Part
 Exchange
 Available**

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Text and description
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 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
ALLY CLARK
 Designer