

# For Sale

The Ship Inn • Shorehead • Stonehaven  
Aberdeenshire • AB39 2JY

# DM HALL



## Highlights

- Traditional public house with lounge bar and 38 cover restaurant
- 11 en-suite letting rooms with sea views
- Outdoor seating area
- Picturesque harbour location within the popular, affluent town of Stonehaven
- Long established, successful and highly profitable business
- Rare opportunity

DM Hall Commercial Department

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# Property Details

## Location

### Stonehaven

The Ship Inn is located within the picturesque town of Stonehaven, which is located on the East coast of the North East of Scotland, around 16 miles to the South of Aberdeen.

Home to the world famous Dunnottar Castle, Stonehaven enjoys a large number of visitors thought the year who visit the town to enjoy its beautiful coastal setting and picturesque town harbour.

The town is also home to a dramatic, clifftop 18 hole golf course and Scotland's only Art Deco Olympic sized outdoor heated swimming pool which operates seasonally between May to September.

The Caravan Club also operate a very popular site within the town that accommodates 76 caravan and campervan pitches as well as 3 camping pitches and enjoys a location next to the beach promenade & boardwalk that links to the town's historic harbour where The Ship Inn can be found.

Stonehaven also plays host to a large number of popular annual events, many of which are focused around the harbour.

The Fireball Ceremony is held on Hogmanay and regularly attracts thousands of visitors who enjoy the parade of 40 strong fireball swingers to welcome in the New Year before a spectacular firework display.

The Stonehaven Folk Festival, Harbour Festival and Feein' Market are all hosted annually in the town and are long established and extremely popular events.

Each Summer, on the weekend closest to the Summer solstice, the town also hosts The Midsummer Beer Happening in Stonehaven's Baird Park. Raising funds for local good causes, this popular beer festival has grown dramatically over the years and also hosts a Cycling Sportive that attracts over 1,000 riders to take on the challenge of a 52, 70 or 100 mile cycle, all of which take on the daunting Cairn o' Mount.





Lounge Bar



Lounge Bar

## Property Details

### *The Ship Inn*

Located within the Old Town of Stonehaven, The Ship Inn enjoys an enviable location on the west side of Shorehead overlooking the towns busy harbour. Accommodating 140 moorings for small fishing boats and pleasure craft, the Harbour is the main focal point of the town, standing at the end of the popular boardwalk that links the Harbour with the outdoor swimming pool, play park, leisure centre and caravan park.

### **Description**

Originally constructed in 1771, The Ship Inn is formed in three distinct, interlinked sections comprising; the original building which accommodates the lounge bar and 6 letting bedrooms, a more modern extension to the south which contains the Captains Table restaurant and 5 letting bedrooms and an extension to the rear of the original building that includes the customer toilets.

### *Lounge Bar*

Fitted and finished in a traditional style with a nod to the nautical heritage of the building, the Ship Inn's lounge bar offers an impressive array of craft gin, real ale and craft beer. Seating is provided for around 50 guests. With an open fire available for colder days, the lounge bar also opens out to a popular sun terrace overlooking the towns harbour where seating is provided for 32 around several fixed tables.

Refrigerated cellarage is included to the rear of the bar.

Modern customer toilets and baby changing facilities are located to the rear of the lounge bar within an extension that was added in 2012.

## Property Details

### *The Captains Table Restaurant*

Located adjacent to lounge bar but also benefiting from a separate entrance from Shorehead is The Captains Table Restaurant.

Laid out for 38 covers, the restaurant offers a mouthwatering combination of delicious food and stunning views over the harbour from the full height windows that create a bright and welcoming atmosphere.

Earning a first class reputation offering exquisite locally sourced seasonal produce, the restaurant offers a varied lunch and dinner menu, specialising in seafood.

The restaurant operates through the day at weekends and from 1200-1415 and 1730-2030 during the week.

Located to the rear of the restaurant is a modern, fully fitted and equipped commercial kitchen.

### *Letting Accommodation*

Popular with the many visitors the town attracts year round, The Ship Inn includes a total of eleven en-suite bedrooms, seven of which enjoy amazing views over the Harbour and sea cliffs.

### **Accommodation**

The property provides the following accommodation:

#### *Ground Floor*

Lounge bar, ladies, gents and disabled toilet (with baby changing facility), staff room with toilet and shower room, Captains Table restaurant, fully fitted commercial kitchen

#### *First Floor*

Eight letting bedrooms with private en-suite facilities, managers office with toilet, laundry store

#### *Attic Floor*

Three letting bedrooms with private en-suite facilities



# Property Details

## Services

The property is served with mains supplies of electricity (three phase), water and gas. Drainage is to the main public sewer.

Heating and domestic hot water is provided throughout the property by two gas fired central heating boilers that supply pressed steel radiators. Cooling within the Captains Table restaurant is provided by a ceiling mounted comfort cooling cassette.

## Energy Performance

The property has an Energy Performance rating of E(72).

## Non Domestic Rates

The property is currently entered in the valuation roll at a rateable value of £86,000 from 1 April 2023. The rates payable is thus £46,870 per annum.

## The Business

The Ship Inn is a long established, successful and highly profitable business that has been under the current ownership for over 20 years.

During this time, the current proprietor has made significant investment into the property to help position the business to the operation it is today.

Presently, the business is fully staffed by a highly motivated and enthusiastic team, with the proprietor taking only a limited role in the day to day operation of the business, which is operated by a general manager and their assistant.

In total, the business currently employs seven full time staff, many of which have been with the business for many years. Additional staff are employed on a seasonal basis, particularly during the busiest summer trading period.

The business draws custom from a wider variety of sources as a much loved local hostelry and renowned restaurant in addition to business that is generated from the huge number of visitors Stonehaven enjoys from the wider Aberdeenshire area, from across UK and internationally.

The Ship Inn also enjoys custom from visitors to the large number of local attractions, historic sites and many festivals the town hosts annually, several of which are specifically focused around the old town and harbour where the business is located.

## Trading Information

Trading accounts will be made available to the

professional advisors of seriously interested parties following the completion of a Non Disclosure Agreement (NDA) which can be provided on request.

## Proposal

The property is offered for sale to include all heritable property, business goodwill and trade inventory.

Price on application.

## Purchase Costs

Each party will be responsible for their own legal costs. The purchaser will be required to meet any Land & Buildings Transaction Tax (LBTT), registration dues and VAT arising from the sale.

## Anti-Money Laundering

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer)Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



## Make an enquiry

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