



# Portfolio

Leisure & Licensed

July 2025



PART OF THE  **ALTIVUS GROUP**



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# KINGS BUSINESS

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Opportunities  
Across England  
& Wales



## 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 ensuite, 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

Re-locatable

**Turnover:** £241,959

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

**£550,000**

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

**£900,000**

Ref. 49703

Freehold

## 05. Social Venue

Covent Garden

**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 with an adjusted EBITDA of £209k+

**Recently Reduced**

Asking Price

**£999,999**

Ref. 51255

Leasehold

## 06. Village Pub & Restaurant

Kent

**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

**Recently Reduced**

Asking Price

**£245,000**

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

£695,000

Ref. 47824

Freehold

**01. Greek Cypriot/British Restaurant & Wine Bar**

Bristol

**Turnover: £268,039**

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

**Recently Reduced**

Asking Price

**£150,000**

Ref. 50589

Leasehold

**02. Equine Holiday & Self Catering Cottages**

Cornwall

**Turnover: £130,135**

Horse riding, trekking and trail riding | 5 acre plot | Reception building, 1st floor accommodation | 6 stable barns | 2 converted barns providing 2 holiday cottages | 6 horses | Managers 3-bed residence | Permission for workshop | 12 KW Solar Panels | 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 | Superbly presented throughout, excellent reputation, 9 bedrooms | Turnover £239,183 per annum, impressive adjusted EBITDA of £205,829 | Comfortable 2 bedroom owner's accommodation

Asking Price

**£795,000**

Ref. 47864

Freehold

**04. Sea Front Guest House**

Devon

**Turnover: £82,537**

Dating to 1762, Grade II listed building | 5 double en-suite bedrooms (including a self-contained 'cottage'), plus owner accommodation | 5 parking spaces, rented | Current sales of £82,537 generating a healthy net profit | Top 1% in TripAdvisor, 'Exceptional' rating by Booking.com

**Recently Reduced**

Asking Price

**£750,000**

Ref. 51208

Freehold

## 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. 16th Century Inn

Devon

**Turnover:** £106,697

A Grade II listed Devon long house circa 16th century I It includes 8 bedrooms, 3 kitchens, 3 lounges and 1 bathroom and 2 shower rooms as one unit, with private accommodation, all connected in 1 building I Character bar, skittle alley and function room I Large car parks front and back I Lovely gardens

Asking Price

**£499,999**

Ref. 50954

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. Hotel & Restaurant

South West

**Turnover: £1.8m**

Turnover of £1.8m for Y/E 2023 | Adjusted EBITDA of £580k+ for Y/E 2023 | Hotel in the Scilly Isles, limited competition | Hotel since 1960s, well-established | Recent renovations | 20 staff who can operate autonomously | With c.20 ensuite rooms capable of hosting over 60 guests at maximum capacity | Typically 90% occupancy

Asking Price

**Price on Application**

Ref. 50976

Freehold

## 10. Tourist Attraction Over 35 Acres & Freehold Properties

South West

**Turnover: £977,000**

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

Asking Price

**Bids Invited**

Ref. 51122

Freehold

## 11. Guest House

Wiltshire

**Turnover: £85,000**

Fully renovated, well maintained, modern amenities, historic charm | Sought-after area with excellent access to local attractions and tourist spots | Established reputation with consistent bookings and excellent growth opportunities | Spacious owner's accommodation | Fixtures, furnishings, and equipment

Asking Price

**£899,000**

Ref. 51325

Freehold

## 12. Pub with Rooms

Wiltshire

**Turnover: Available on Application**

Charming period property superbly presented throughout | Superb Reviews | Great reputation amongst locals and tourists alike | Large garden to the rear that can seat 100 people | Substantial scope for growth, a commercial kitchen that is not currently used

**Recently Reduced**

Asking Price

**£679,999**

Ref. 51066

Freehold

## 01. Freehold Public House & Guest House

East Midlands

Turnover: £711,000

Charming free of tie freehold Pub, with excellent food trade and venue facilities  
I Sought after village location, great reputation, 60 covers plus letting rooms  
I Turnover £700k+, great reputation, well presented throughout I Spacious 2  
bedroom owner's accommodation

Asking Price

**£1,400,000**

Ref. 50729

Freehold

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

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

**Recently Reduced**

Asking Price

**£1,280,000**

Ref. 50643

Freehold

## 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

## 04. 3 Luxury Glamping Cabins & Cottage

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

**£1,200,000**

Ref. 51495

Freehold

05. Marquee & Event Equipment Hire

Shropshire

Turnover: £130,000

Marquee and hire business | Excellent reputation for customer service and reliability | Marquee business operates Monday to Friday with limited weekend work | Owner-run and managed | High net profit margins | Potentially relocatable

Asking Price

£325,000

Ref. 50856  
Leasehold

## 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. Sports & Entertainments Venue

Blackpool

Turnover: £349,621

Well known free of tie sports and entertainments venue, prominent position I Substantial freehold property, close to a major redevelopment project I Weekly takings £4,750 generating strong profits and genuine growth potential from local regeneration I Separate 200 capacity air conditioned function room, valuable equipment

Asking Price

**£260,000**

Ref. 48867

Freehold

## 03. Free House with Rooms

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

**£400,000**

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

**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

**£799,950**

Ref. 51133

Freehold

## 06. Café

Fylde Coast

**Turnover:** £399,694

Well established cafe on the Fylde Coast | Fully refurbished with 40 covers | Full management team | 4.5 on Trip Advisor | Ideal turnkey business

Asking Price

**£780,000**

Ref. 49989

Freehold

## 07. Bed & Breakfast

Hadrian's Wall

**Turnover:** Available on Application

Award-winning 4-star Freehold B&B in highly desirable edge-of-village rural setting | Close to a UNESCO World Heritage Site | Healthy Net profit in 2024 | 5 en-suite letting bedrooms | Great owner's accommodation, with a further 3 ensuite bedrooms, large grounds | 2025 forward bookings now stand at £72k

**Recently Reduced**

Asking Price

**£795,000**

Ref. 50997

Freehold

## 08. Hotel, Restaurant & Bar

Isle of Man

**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

**Recently Reduced**

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: £73,978**

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. Artisan Cake Bakery

Lake District

**Turnover: £645,542**

Artisan Cake Bakery in picturesque Lake District I Convenient and accessible trading position, spacious purpose built lock up unit I Turnover £645,542 per annum (Y/E 30.04.24) generating £153,788 adjusted Net Profit I Great reputation, loyal client base, growth potential I Extensive range of valuable modern equipment

Asking Price

**£325,000**

Ref. 51028

Leasehold

## 12. Mexican Themed Restaurant & Bar

Lake District

**Turnover: £511,637**

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



### 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

**£675,000**

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. Cocktail Bar/Wine Bar

Lancashire

Turnover: £715,389

Turnover of £715,389 for Y/E March 2023 with Adjusted EBITDA of £225k I 10 years left on the lease at a fixed rental throughout the duration I Significant investment into fixtures & fittings I Huge scope to expand trading hours and annual turnover I Prime high street location

Asking Price

**£700,000**

Ref. 51001

Leasehold

## 17. Bed & Breakfast

Lancashire

Turnover: £62,611

Well established & popular Bed and Breakfast occupying a convenient and accessible location | Turnover £62,611 per annum (Y/E 30.06.23) generating healthy profits, genuine growth potential | Excellent reputation, well presented throughout, 8 en-suite letting bedrooms, 16 cover dining room

Asking Price

**£429,000**

Ref. 51143

Leasehold

## 18. Guest House / B&B

Newcastle

Turnover: £80,000

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

Asking Price

**£899,950**

Ref. 51580

Freehold

## 19. Inn & Restaurant

North West

Turnover: £734,000

Turnover of £734k for Y/E 2024 | Adjusted EBITDA of £135k+ for Y/E 2024 | Historic property, having been renovated and extended | Uniquely-themed restaurant, lounge and bar | Well-known to group functions | 21 staff | 30 guests at max capacity through 12 en-suites | On the market for the first time in 46 years

Asking Price

**£975,000**

Ref. 51149

Freehold

## 20. Hotel & Restaurant

Northumberland

Turnover: £1,130,000

Turnover of £1.13m for Y/E 2023 | Adjusted EBITDA of £233k+ for Y/E 2023 | 1.5 acre site with a large kitchen garden on site | Hotel since 1920s | Current owners have focused on sustainable practices and renewable energy | 20 staff with management | 50 guests at max capacity | Luxury lodges

**Recently Reduced**

Asking Price

**£1,950,000**

Ref. 50831

Freehold

21. 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

22. Restaurant

West Yorkshire

Turnover: £625,918

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

Asking Price

£150,000

Ref. 51461  
Leasehold

23. Boat Cruises & Special Events

Wigan Pier/Relocatable

Turnover: £128,459

Well established boat cruises and special events I Relocatable but currently located on Wigan Pier on the Leeds and Liverpool Canal I Two fully licensed boats included in the sale price I Boats worth in the region of £150,000

Asking Price

£400,000

Ref. 51243  
Relocatable

24. 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

## 01. Public & 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

## 02. Public House

Snowdonia National Park

**Turnover: Available on Application**

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

Asking Price

**£370,000**

Ref. 50426

Freehold

## 03. Guest House

South Glamorgan

**Turnover: £73,318**

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

Asking Price

**£849,950**

Ref. 49363

Freehold

## 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

## 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. 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





# Featured Businesses

## Social Venue

Covent Garden

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Leasehold

Ref. 51255

Violas is a vibrant venue located in the heart of London. The business boasts a strong online presence with a growing Instagram following of 57k and high engagement. It has already become one of London's hidden gems, known among its loyal customers for crafting exceptional, delicious dishes that are as stunning as they are delicious.

The business caters to a diverse clientele, offering breakfast, brunch, dinner, and afternoon tea. It also holds a liquor license. The venue enjoys a strong reputation, attracting a mix of loyal regulars and passing foot traffic.

Turnover: £779,362

**Recently Reduced**  
**ASKING PRICE**

**£999,999**





## The Royal Hotel

Ayrshire

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Freehold

Ref. 51648

A rare opportunity to acquire a well-established and fully operational hospitality business. Positioned a short distance from the beach and within walking reach of town centre and harbour, the property offers strong year-round trade supported by tourists, locals, and business travellers.

The hotel provides 6 comfortable guest rooms with en-suites, and one of the guest rooms is complete with a private shower room. 3-bed owner's accommodation included. The restaurant and bar are well-known locally; the bar has a loyal local following.

### ASKING PRICE

Turnover: £112,000

**£349,950**



## The Sutherland Inn Hotel

Highlands

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Freehold

Ref. 51502

The Sutherland Inn is a traditionally built country style Inn that has been extended and modernised. Internally refurbished to a very high standard and is now offered in excellent walk-in condition.

It is an extremely active business that has been owned by the current proprietor since 2005 and let to the present tenant since 2014.

The Inn boasts 7 en-suite letting bedrooms, popular public bar, lounge bar and a restaurant. It plays an integral role in the local community, as many locals use it for meetings and dinners.

### ASKING PRICE

Turnover: £300,000

**£295,000**



# BRUCE & CO

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Opportunities  
Across Scotland



## 01. Public House

Ayrshire

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

**£349,950**

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

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

**£249,950**

Ref. 51261

Freehold

### 05. Hotel & Restaurant

Dumfries & Galloway

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

Recently Reduced

Asking Price

£1,325,000

Ref. 50451

Freehold

### 06. Hotel, Restaurant & Bar

Dumfries & Galloway

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

Asking Price

£1,300,000

Ref. 51513

Freehold

### 07. 2 Luxury Log Cabins

Dumfries & Galloway

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

Asking Price

£450,000

Ref. 46418

Freehold

### 08. Hotel, Restaurant & Bar

Dumfries & Galloway

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

Asking Price

£380,000

Ref. 48608

Freehold



## 09. Bar & Restaurant

Girvan

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

Asking Price

**£325,000**

Ref. 51497

Freehold

## 10. Hotel, Restaurant & Wine Bar

Jedburgh

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

Asking Price

**£495,000**

Ref. 50749

Freehold

## 11. Restaurant

Jedburgh

Turnover: £203,531

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

Asking Price

**£299,950**

Ref. 50592

Leasehold

## 12. Butchers, Deli & Restaurant

Kelso

Turnover: £15,000

New 20 year lease with 19 years left (02/2025) I Currently receiving £15,000 PA  
I Successful butchers/deli/restaurant I Freehold investment opportunity

Asking Price

**£279,950**

Ref. 51509

Freehold

### 13. Bistro/Restaurant & Owner's Accommodation

Kirkcudbright

**Turnover:** Available on Application

Terraced freehold Restaurant and bistro with excellent food trade I Substantial period property with a wealth of charm and 3 bed owner's accommodation I A great opportunity to acquire a well-located restaurant/bistro with alcohol license

Asking Price

**£249,950**

Ref. 51313  
Freehold

### 14. Public House with Flat

Montrose

**Turnover:** £132,963

Well-established public house in a prime, high-traffic main road location, over 150 years old I Strong weekly wet sales ranging from £2k to £3k for Y/E 2024 I Popular pub with significant potential for development I Spacious and well-maintained I Refurbished large one-bedroom flat located above the pub

Asking Price

**£249,950**

Ref. 51230  
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

Scottish Borders

**Turnover: £392,495**

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

Asking Price

**£450,000**

Ref. 44974

Freehold

## 18. Guest House

Scottish Borders

**Turnover: £120,000**

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

Asking Price

**£400,000**

Ref. 42998

Freehold

## 19. Hotel, Restaurant & Bar

Scottish Borders

**Turnover: £1,040,022**

Substantial Hotel, Bar and Restaurant with 15 en-suite bedrooms | 80 seated dining room & bar, 20 cover outside seated beer garden | Fantastic location in a busy borders tourist town | Over £250k spent on recent refurbishment | 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 | Bar and restaurant licenced for 55 covers | 4 bedroom owners home, south facing garden and separate entrance | Can resume 7 day trading and develop part of the house to B&B | On the market first time in 19 years

Asking Price

**£500,000**

Ref. 50708

Freehold

## 21. Hotel & Restaurant & Self Catering Apartments

South Scotland

**Turnover:** £450,745

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

Asking Price

**Bids Invited**

Ref. 50900

Freehold

## 22. 4\* Self Catering Apartments

Southern Scotland

**Turnover:** £110,000

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

Asking Price

**£850,000**

Ref. 51537

Freehold

## 23. 4\* Self Catering Apartments

Southern Scotland

**Turnover:** £110,000

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

Asking Price

**£800,000**

Ref. 51535

Freehold

## 24. Village Inn

St Cyrus, Nr Montrose

**Turnover:** £325,770

6 letting rooms all en-suites | Stunning owners accommodation and staff accommodation | Minutes' walk from a stunning beach | Freehold, with approved planning building plot for residential house

Asking Price

**£670,000**

Ref. 50439

Freehold

25. Public Bar & Function Room

West of Scotland

Turnover: £151,713

Popular public bar | Lounge bar function room | Over 150 years old | Fantastic location

Asking Price

£380,000

Ref. 50193  
Freehold

26. Pub & Restaurant

Wigtownshire

Turnover: £173,873

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

Asking Price

£300,000

Ref. 49627  
Freehold

## 01. Hotel & Bars

Aberfoyle

Turnover: £115,570

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

Asking Price

**£675,000**

Ref. 50254

Freehold

## 02. Pub, Restaurant, Café & Function Room

Angus

Turnover: £244,198

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

Asking Price

**£397,500**

Ref. 47765

Freehold

## 03. Hotel, Restaurant & Cocktail Bar

Angus

Turnover: £760,110

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

**Recently Reduced**

Asking Price

**£450,000**

Ref. 47718

Leasehold

## 04. Wine, Gin & Beer Bar

Angus

Turnover: £400,000

Thriving licensed wine, gin, beer, and music bar | Set in a charming and unique location with an excellent reputation | Well-presented, offering a true turnkey opportunity | Equipped with valuable modern fixtures, making it an ideal business for an owner-operator | 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

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

**Recently Reduced**

Asking Price

**£249,950**

Ref. 51283

Freehold

## 08. 17th Century Inn

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

**£380,000**

Ref. 51483

Freehold

## 09. Public House

Brechin

**Turnover:** £291,748

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

Asking Price

**£349,950**

Ref. 51518

Freehold

## 10. Hotel, Restaurant & Bar

Callander

**Turnover:** £150,000

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

**Recently Reduced**

Asking Price

**£649,950**

Ref. 51018

Freehold

## 11. Guest House

Central Scotland

**Turnover:** £30,615

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

Asking Price

**£699,950**

Ref. 49706

Freehold

## 12. Family Buffet Restaurant

Dumbarton

**Turnover:** £300,000

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

Asking Price

**£295,000**

Ref. 51274

Freehold



### 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

Edinburgh

**Turnover:** £117,221

Well established guest house I 6 en-suite letting bedrooms - 1 Single Bedroom - en-suite I Spacious owners' accommodation I Well maintained gardens I Great location close to colleges and airport

Asking Price

**£875,000**

Ref. 51053

Freehold

### 15. Soft Indoor Play Centre

Edinburgh

**Turnover:** £499,795

Unique Ancient Egyptian themed Soft Indoor Play Centre I Well established business (since 2005) I Exceptional fixtures and fittings throughout I Multi Award Winning

**Recently Reduced**

Asking Price

**£400,000**

Ref. 49984

Leasehold

### 16. Community Pub

Glasgow

**Turnover:** £446,125

Well established traditional pub I Excellent local community trade I Largest beer garden in the area I Freehold business opportunity

Asking Price

**£250,000**

Ref. 49802

Freehold

## 17. Restaurant/Take-Away

Glasgow

Turnover: £583,788

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

Asking Price

**£275,000**

Ref. 49234

Leasehold

## 18. Italian Restaurant

Glasgow

Turnover: £481,461

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

**Recently Reduced**

Asking Price

**£349,950**

Ref. 51615

Leasehold

## 19. Tea Rooms & Gift Shop & Retail Units

Lanarkshire

Turnover: £310,000

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

Asking Price

**£499,950**

Ref. 49695

Freehold

## 20. Restaurant & Bar

Lanarkshire

Turnover: £281,000

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

**Recently Reduced**

Asking Price

**£399,999**

Ref. 50427

Freehold

## 21. Caravan & Camping Site with Detached Home

Leven

**Turnover: £77,313**

20 touring units and 5 static caravans | Season maximum March to October (32 weeks) | 3 seasonal pitches | 2 serviced pitches | 5 large pitches | 4 small campervan pitches | Size of site 1 acre | Buildings: 1 shower & toilet block | 1 recreation room | 1 large maintenance shed | 4-bedroom detached family home

Asking Price

**£899,950**

Ref. 51662

Freehold

## 22. Guest House/B&B

Leven

**Turnover: £62,126**

Popular tourist catchment area | Beautifully refurbished, 7/8 guest letting rooms | Exemplary customer reviews on Google | Stunning detached property part of which dates back to 1860s | Owners 1 bedroom accommodation | Freehold opportunity

**Recently Reduced**

Asking Price

**£500,000**

Ref. 50987

Freehold

## 23. The Coachman Hotel & Bar

North Lanarkshire

**Turnover: £3,700,000**

Turnover of £3.7m for Y/E 2024 | Adjusted EBITDA of £600k+ Y/E 2023 | Current owners for 15 years | Hotel and adjoining bar have recently undergone extensive renovations | Strong presence | 50 staff | 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

**Turnover: £1,468,000**

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

Asking Price

**£2,400,000**

Ref. 51190

Freehold

## 25. Hotel & Function Room

Perthshire

**Turnover:** £416,604

Stunning location | Lounge and bar | Breakfast / dining room | Modern large function room | 14 bedrooms all en-suites | Freehold

Asking Price

**£999,950**

Ref. 51267

Freehold

## 26. Exclusive Gated 4 Acre Retreat

Raiziehill

**Turnover:** Available on Application

4 acre retreat | 4-bedrooms modern large, detached house, indoor swimming pool and sauna | 3-bedroom detached chalet | Fitness, wellbeing centre, horse paddock | Fully equipped commercial gym | Fully set up massage/ holistic therapy healing and relax rooms | For business use/development opportunities, not trading

Asking Price

**£1,249,000**

Ref. 51129

Freehold

## 27. Public House

South Lanarkshire

**Turnover:** £101,374

Open bar area, well-established business | Popular venue, late licence (1am) | Excellent longstanding turnover | 3 bed owners flat | Freehold

Asking Price

**£299,999**

Ref. 49296

Freehold

## 28. The House at Bridge of Lochay

Stirlingshire

**Turnover:** Available on Application

Detached former hotel dates to 1765 | 13 en-suite bedrooms | 28 max capacity | Dining room, fully fitted domestic kitchen and breakfast room | Numerous sitting rooms, cinema room, infra-red sauna and hot tub | 2 bedroom chalet or additional letting opportunity + owners 4 bedroom home | All available as freehold

Asking Price

**£1,700,000**

Ref. 51091

Freehold

29. Restaurant & Bar with 3 Chalets

Stirlingshire

Turnover: £207,419

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

Asking Price

£330,995

Ref. 35976

Freehold

## 01. Hotel, Restaurant & Bar

Aberdeen

**Turnover:** £734,319

4-star Visit Scotland Award | 5 bespoke en-suite double occupancy letting rooms | Award winning bar showcasing real ales, craft beers and local malts | AA Rosette for culinary excellence | Function suite with special menus & carvery unit | Excellent roadside location | Highly profitable business

Asking Price

**£949,950**

Ref. 51209

Freehold

## 02. Hotel & Restaurant & Rooms

Aberdeenshire

**Turnover:** £508,808

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

Asking Price

**£1,100,000**

Ref. 50388

Freehold

## 03. Hotel, Restaurant & Bar

Aberdeenshire

**Turnover:** £848,795

21 room hotel in a stunning location | Turnover above 840k | Spacious bar and lounge facility with 70 covers | Freehold opportunity with 3 bed owners accommodation | Brilliant function suite

Asking Price

**£895,000**

Ref. 45811

Freehold

## 04. Luxury Apartment Block

Aberdeenshire

**Turnover:** £91,706

Charming apartments | Superbly presented throughout, excellent reputation, 5 luxury apartments, each boasting a modern design with a homely touch

Asking Price

**£699,000**

Ref. 48248

Freehold

### 05. Hotel, Restaurant & Bar

Aberdeenshire

Turnover: £386,604

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

Recently Reduced

Asking Price

£595,000

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

Turnover: £494,363

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

Recently Reduced

Asking Price

£395,995

Ref. 43721

Freehold



## 09. Public Bar & Function Room

Aberdeenshire

**Turnover:** £135,413

Detached public bar with function room | Recently refurbished | Catering kitchen | Fantastic business opportunity with freehold

**Recently Reduced**

Asking Price

**£260,000**

Ref. 49192

Freehold

## 10. Caravan Site Park Development Over 13.8 Acres

Aberdeenshire

**Turnover:** Available on Application

Extending over circa 13.8 acres | Site licence for 39 holiday static caravans | Planning consent for owner's/manager's dwellinghouse

Asking Price

**Bids Invited**

Ref. 51395

Freehold

## 11. Restaurant

Aberdeenshire

**Turnover:** £294,349

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

Asking Price

**£249,950**

Ref. 49337

Freehold/Leasehold

## 12. Guest House & Cottage

Argyll & Bute

**Turnover:** £8,700

Freehold business opportunity | 11-bedroom house dates back to 1938 retains art deco features | Stunning location with amazing views | One bed self-catering cottage | Gross cottage revenue from 28 lets was £8,700 in 2024 | Licensed | Huge potential

Asking Price

**£475,000**

Ref. 49539

Freehold

### 13. Hotel

Argyll & Bute

Turnover: £125,440

Dates back to 19th century | 12-bedroom en-suite | Private owners' accommodation | Superb function room

Asking Price

**£375,000**

Ref. 47928

Freehold

### 14. Hotel, Restaurant & Bar

Banffshire

Turnover: £260,000

Substantial property from 1800s, 6 ensuite letting rooms, 1 staff bedroom & 2-bedroom owners accommodation, backyard for vehicles and potential dwelling | Turnover of £260k per annum | 38 cover restaurant, function / breakfast room with the potential for a 30 cover cafe, bar & beer garden | Potential change of use

**Recently Reduced**

Asking Price

**£325,000**

Ref. 50848

Freehold

### 15. Guest House & Glamping Pods

Cairngorms National Park

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

**Recently Reduced**

Asking Price

**£765,000**

Ref. 51180

Freehold

### 16. Hotel

Campbeltown

Turnover: £763,654

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

Asking Price

**£899,950**

Ref. 50151

Freehold

## 17. Public House & Function Room

Eastern Scotland

**Turnover:** £280,842

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

Asking Price

**£299,950**

Ref. 51529

Leasehold

## 18. Guest House/B&B

Elgin

**Turnover:** Available on Application

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

Asking Price

**£625,000**

Ref. 51543

Freehold

## 19. 3 Public Houses with 3 Apartments

Fife

**Turnover:** £285,000

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

Asking Price

**£490,000**

Ref. 50440

Freehold

## 20. Community Pub

Fife

**Turnover:** £340,000

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

Asking Price

**£395,000**

Ref. 51435

Freehold

21. Bar & Restaurant

Fife

Turnover: Available on Application

Well presented property, 80 cover restaurant I Excellent potential, community supported I Positive customer feedback/reviews I Recently refurbished, games room

Asking Price

£280,000

Ref. 51278  
Freehold

22. Bar & Restaurant

Fintray

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

Recently Reduced

Asking Price

£275,000

Ref. 51372  
Freehold

23. Bed & Breakfast

Fort William

Turnover: £80,000

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

24. 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

## 25. 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 ensembles | 7 detached cabins/chalets all ensembles | Planning permission to build a further 12 further units | Just under 30 acres of land

Asking Price

**£1,200,000**

Ref. 49511

Freehold

## 26. Bed & Breakfast

Highlands

Turnover: £30,000

Popular tourist catchment area | Beautifully furnished, 6 guest letting rooms | Exemplary customer reviews | Stunning detached property with stunning views | Excellent owners' 2 bedroom accommodation | Freehold opportunity

Asking Price

**£600,000 Open to Offers**

Ref. 51315

Freehold

## 27. Guest House & Restaurant

Highlands

Turnover: £51,085

Large freehold | 8 letting Rooms | 6 ensuite bedrooms | 1 chalet, 2 bathrooms a dining/kitchen/sitting room and bedroom | 12 bed and 2 bathroom apartment | 4 Stars Visit Scotland Award | 42 cover restaurant with commercial kitchen | Good turnover and profits | Turnover can be expanded via evening meals

Asking Price

**£440,000**

Ref. 38758

Freehold

## 28. Seafront Restaurant

Highlands

Turnover: £54,754

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

**Recently Reduced**

Asking Price

**£299,000**

Ref. 47057

Freehold

29. The Sutherland Inn, Bar & Restaurant

Highlands

Turnover: £300,000

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

Asking Price

£295,000

Ref. 51502  
Freehold

30. Hotel, Restaurant & Bar

Highlands

Turnover: £536,000

Turnover of £536k for Y/E 2024 | Adjusted EBITDA of £130k+ for Y/E 2024 | Hotel of 19 rooms, function room, bar and restaurant | Hotel since 1960's | Working with Freely Independent Traveller agencies, benefits from tours booked | Calming location and proximity to the town centre | High staff retention, strong management

Asking Price

Bids Invited

Ref. 51362  
Freehold

31. Guest House

Isle of Arran

Turnover: Available on Application

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

Asking Price

£520,000

Ref. 50319  
Freehold

32. Hotel

Isle of Lewis

Turnover: £269,981

Prime tourist location | Breath-taking views | Amazing lifestyle business opportunity | One of the largest hotels in the Isle of Lewis | Prominent Trading Location | Freehold

Asking Price

£460,000

Ref. 50567  
Freehold

33. Harbourside Boutique Hotel & Seafood Restaurant

Kincardineshire

Turnover: £749,472

Public bar, lounge bar, restaurant I Potential owners accommodation I 3 letting bedrooms all en-suite I Garden & beer garden

Asking Price

£730,000

Ref. 50442  
Freehold

34. 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

35. 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

36. 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



### 37. Motorhome & Camping Site

Northern Coast of Scotland

Turnover: £914,000

Turnover of £914k for Y/E 2024 | Adjusted EBITDA of £285k+ for Y/E 2024 | 10-acre site with facilities on site including 2 toilet blocks, 2 shower blocks and a restaurant | Operated since 1970s | 10 staff including grounds man, a cleaner, a campsite manager | Can hold 90 electric hook-ups, 100+ caravans and tents

Asking Price

Bids Invited

Ref. 51005

Freehold

### 38. Guest House

Peterhead

Turnover: £65,000

Well-presented and established Guest House | Potential Annual turnover circa £65,000 | 7 letting bedrooms, 5 of which are en-suite 2 with their own private bathrooms | Stunning owners accommodation 4 double rooms , open plan kitchen/ lounge and two bathrooms fantastic sea views

Recently Reduced

Asking Price

£300,000

Ref. 50489

Freehold

### 39. Visitor Centre, Café & Gift Shop

Pitlochry

Turnover: £300,000

Excellent location, transport links | Rural setting close to popular tourist destination | Exceptional purpose-built premises | Large car park | Large visitor numbers | Tourist destination – start and finish point for hundreds of walks, bus tours and bike rides | Open year-round, 7 days a week | Easy, turn-key

Asking Price

£280,000

Ref. 51268

Leasehold

### 40. Boutique Hotel & Restaurant with Cottages

Scotland

Turnover: £301,000

Turnover of £301k for Y/E 2024 | Adjusted EBITDA of £54k+ for Y/E 2024 | Boutique hotel and 2 cottages in the grounds, 2 new garden rooms | Good transport on tourist hotspot | Excellent reputation, 92% capacity (peak season) | Popular bar and restaurant, showcasing local produce | Management team can operate independently

Asking Price

£1,100,000

Ref. 51015

Freehold

41. 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

42. Hotel

West Highland Way

Turnover: £592,969

Located on the penultimate stop on the extremely busy West Highland Way I 6 modern letting rooms all en-suites I Attractive 3 bedroom owners accommodation I Bar, restaurant and balcony bar with stunning views

Asking Price

£695,000

Ref. 50058

Freehold

## 01. 3 Storey House with Land

Molinaccio Umbria Italy

**Turnover:** Not Applicable

3 storey property, 1.2 hectares | Constructed to high standard, great typical Umbrian features | Welcomes self-financing - saving the buyer paperwork | 6,300+ sq ft | Large private residence, rental property, or a hotel and restaurant in the category of Agritourism | Can offer finance facility of up to €400k

Asking Price

**£695,000**

Ref. 50790

Freehold

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