

DM HALL

Business
For Sale

Public Bar and
Restaurant

Harbour Bar
William Street
Gourdon
DD10 0LW



Property Details

- Award winning and landmark venue
- Easily managed lifestyle business
- Owners/managers accommodation
- Newly completed commercial kitchen
- Excellent location
- Offers in the region of £600,000 are being sought for the heritable asset, goodwill, fixtures and fittings.

LOCATION

The subjects are located within the coastal, fishing village of Gourdon, Aberdeenshire, which is located south of Inverbervie and just off the A92 coast road, a key arterial route connecting Angus and Aberdeenshire.

Gourdon is located approximately 28 miles to the south of Aberdeen and around 46 miles to the north of Dundee. The closest railway station is Laurencekirk, which is situated around 11 miles west of the subject, with Montrose station situated 12 miles south and Stonehaven station situated 12 miles north of the property which are both situated on the East Coast main line with direct trains to London.

The Harbour Bar is located adjacent to Gourdon Harbour and the surrounding is of mixed use, with residential and commercial properties neighbouring the subjects.

DESCRIPTION

The Harbour Bar is a traditional coastal Scottish pub arranged over ground, first and attic floors. Internally, access is directly into the lounge bar leading to the public bar which comprises two interconnected rooms each with their own bar servery. Situated off the lounge bar is a dual-purpose games room capable of private hire events from funeral teas, charity events and birthday/Christmas celebrations. This leads to the commercial kitchen and preparation area. Customer WCs and cellar is situated at ground floor also.



The Harbour Bar attracts both regular local patrons and tourists, offering a warm, traditional Scottish atmosphere with a tartan-themed décor. The venue features a range of amenities, including karaoke and live music, digital tabletop games, darts, pool, and additional relaxed lounge-style soft seating. A popular and welcoming destination for all, The Harbour Bar provides something for everyone to enjoy.

At first floor there is owners/managers accommodation which benefits from its own entrance and stunning views across the harbour. The accommodation comprises two double bedrooms, one with ensuite, lounge and bathroom. There is a mezzanine/attic level housing a study. The owners accommodation has the potential to be used for short term lets subject to all the necessary consents and permissions.

Externally, the premises benefits from a canopy with sheltered seating and a welcoming entrance, alongside a large, furnished beer garden, which features 12 picnic benches 2 of which are wheelchair accessible and a further 2 benches. The beer garden also benefits from a seasonal barbecue shed. The property is also equipped with extensive PV solar panels installed on the roof. A striking feature of the eastern elevation is an exceptional mural, painted by a local artist, depicting a local fishing vessel - a popular photo opportunity for visitors.

ACCOMMODATION & FLOOR AREAS

The property extends to a gross internal area of approximately 298 sq. m. (3,205 sq ft)

SERVICES

The property benefits from mains supplies of electricity and water. The property also benefits from solar panels.

TENURE

Heritable

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is G (179)

NON DOMESTIC RATES

The subjects have a Rateable Value of £16,250 per annum.

THE BUSINESS

BUSINESS OVERVIEW

The Harbour Bar is a long established licensed public house occupying a coastal location within the fishing village of Gourdon.

The business is open year-round, seven days a week and trades Monday — Thursday 11am to 11pm, Friday — Saturday 11am to 1am and Sunday 12pm to 11pm.



Property Details

We have been advised that the income is split approximately 60% wet sales and 40% dry sales, with food served daily: Monday to Friday from 12pm till 3pm and 5pm till 8pm, and weekends 12pm till 8pm.

The property benefits from a large beer garden overlooking the harbour which benefits from a covered timber framed pergola.

Custom is primarily derived from the village itself and surrounding areas, however, is becoming a destination pub. There is also a reasonable amount of tourist trade between Easter and October.

Gourdon has an active community, with events throughout the year. The pub acts as a hub for the community, and it hosts a pop-up post office within the lounge bar every Friday from 9.30am to 11.30am, with tea, coffee and cake available during this time. The pub also regularly hosts a number of community and hobby groups including a local book club, the village football team, 2 darts teams, pool team, cribbage and offshore rowing teams. In addition, the pub hosts a quiz night which is very popular.

The Harbour Bar is award winning with the Thistle Awards Aberdeen City & Shire Best Pub 2024, LUXLife Magazine Best Scottish Independent Rural Pub 2024 and runners up of The Scottish Thistle Awards National Final 2024. The pub is also consistently listed in the CAMRA Good Beer Guide. The pub has recently been listed as a finalist in the Thistle Awards Aberdeen and has also been shortlisted by the SLTN (Scottish Licensed Trade News) for best community pub.

There are no other public houses within the village and competition is primarily from the Quayside Restaurant and Fish Bar.

TRADING FIGURES

Full accounts information will be made available to interested parties, following a formal viewing.

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OTHER MATTERS

PROPOSAL

Our client seeks offers in the region of £600,000 for the heritable asset, goodwill, fixtures and fittings.

Stock will be sold through separate negotiations.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

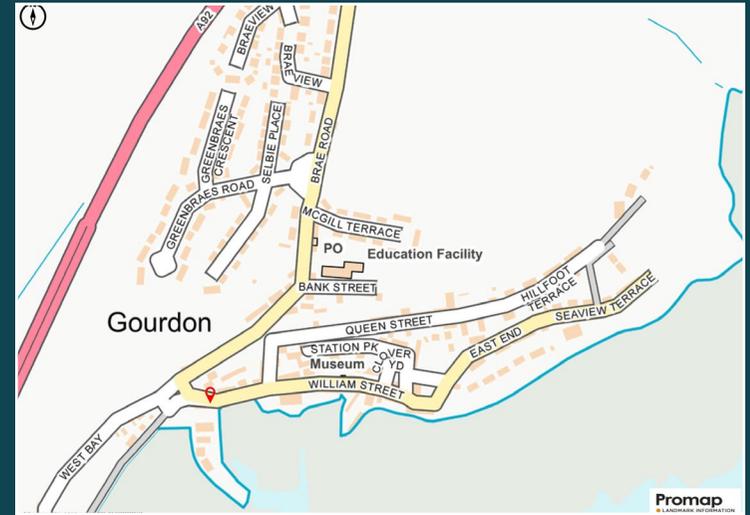
VAT maybe charged on the property.

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling agents.

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

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