



The Station, 8 Clark Street, Hopeman, IV30 5SH www.cclproperty.com

The Station

8 Clark Street

Hopeman

IV30 5SH

- Fully Licensed Bar
- Popular with Locals
- 6 Letting Rooms
- Opportunity to Increase Revenue
- Easily Managed

Summary

The Station is located in Hopeman, a picturesque coastal village on the Moray Coast. The area is known for its sandy beaches, stunning cliffs, and tranquil lifestyle, offering both natural beauty and convenient access to modern amenities. This property, formerly the Station Hotel, is a thriving bar and serviced accommodation business. The Station operates as a popular wet-led bar serving the local community and tourists. While it currently does not serve food, there is potential to introduce a menu to expand revenue. The six letting rooms provide additional income by catering to tourists and work contractors in the area.

Situation

The village benefits from good transport links, with regular bus services connecting Hopeman to nearby towns. For those commuting or travelling further afield, Elgin train station is approximately 10 miles away, offering rail connections to major cities. Inverness, the capital of the Highlands, is just 49 minutes' drive away, offering a wealth of cultural attractions and amenities. Aberdeen, Scotland's third-largest city, can be reached in about 1 hour and 30 minutes by car, providing access to international travel and business opportunities.

With its combination of natural beauty, local amenities, and strategic location, The Station in Hopeman presents an attractive proposition for those seeking a peaceful coastal retreat with easy connections to urban centres.





The Business

The Station in Hopeman operates as a thriving wet-led bar, catering primarily to the local community. This popular establishment has carved out a niche as a welcoming social hub, drawing in residents with its convivial atmosphere and well-stocked bar. While currently not serving food, there is ample opportunity to introduce a basic menu, which could potentially expand the customer base and increase revenue streams.

The bar's success is underpinned by strong local support, reflecting its importance as a gathering place for the community. Its prime location in the picturesque coastal village of Hopeman also positions it well to capitalise on the area's growing popularity with tourists. The Moray Coast, with its stunning beaches and scenic beauty, attracts visitors year-round, presenting a steady influx of potential patrons.

The six letting rooms on the first floor provide an additional revenue stream, catering to both tourists and work contractors in the area. These comfortable, en-suite accommodations offer a convenient base for those exploring the region or working on local projects. The rooms' partial sea views add to their appeal, potentially commanding premium rates during peak seasons.

Furthermore, the property presents an excellent opportunity for diversification into the burgeoning Airbnb market. The combination of a charming coastal location, well-appointed rooms, and the convenience of an on-site bar could make The Station an attractive option for The Station offers a versatile business model with multiple avenues for growth. Its current success as a wet-led bar, coupled with the potential for food service expansion and the flexibility of its accommodation offerings, positions it as an attractive investment in Hopeman's hospitality sector.

Property

The Station in Hopeman presents a unique opportunity to acquire a thriving bar and serviced accommodation business in a picturesque coastal setting. This property, formerly the Station Hotel, has been thoughtfully reconfigured to create a substantial bar area and six comfortable letting rooms, offering an ideal investment for those seeking to enter the hospitality industry.

The ground floor features an inviting bar area, accessible from the main public entrance on Clark Street. Upon entry, guests are greeted by a spacious, well-appointed bar spanning approximately 95m². The long, fully-equipped bar provides ample service space and benefits from a convenient store area and newly created beer cellar. The expansive room offers flexibility for various seating arrangements, accommodating a range of free-standing tables and chairs. A large wood burner adds warmth and ambiance, while modern amenities such as a wall-mounted flat-screen TV, jukebox, and fruit machine enhance the guest experience. Separate male and female toilets ensure patron comfort. A side door leads to a charming rear courtyard and beer garden, perfect for al fresco dining and drinking, and provides access to the letting rooms.

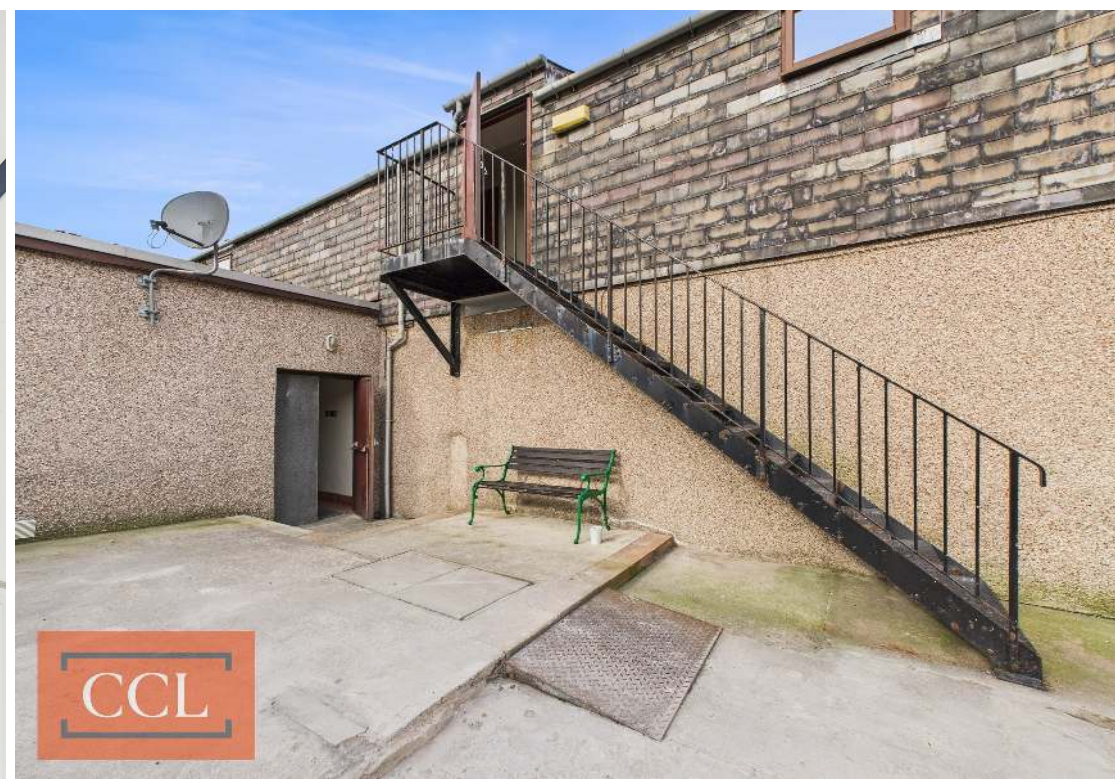
The first floor, reached via an external staircase, houses six en-suite letting rooms. All rooms face north, offering partial sea views that showcase the property's coastal location. Five of the rooms are configured as twin rooms, each measuring approximately 12m², while a slightly larger double room of 16m² provides additional space and comfort. These well-appointed rooms cater to a variety of guest needs, from solo travellers to couples and friends.

External

The Station in Hopeman boasts an attractive exterior that seamlessly blends with the charming coastal aesthetic of the village. The main entrance, situated on the pedestrian walkway of Clark Street, provides a welcoming approach for patrons and creates an inviting street presence. To the rear, a delightful courtyard garden serves as a versatile beer garden, offering guests a tranquil outdoor space to enjoy their drinks and socialise.

This enclosed rear area not only enhances the property's appeal but also provides convenient access to the guest accommodation via an external staircase. A side alley leads to the rear of the property, ensuring easy servicing and deliveries without disrupting the main bar area or guest experience. The fully enclosed nature of the exterior spaces adds an element of privacy and security, making it an ideal setup for both the bar operations and accommodation business.









Tenure

Scottish Equivalent of Freehold

Trading Information

Trading Information will be released after formal viewing has taken place.



All appointments to view this or any of our other properties must be made through the vendors sole agents.

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.