



THE OLD MORAY

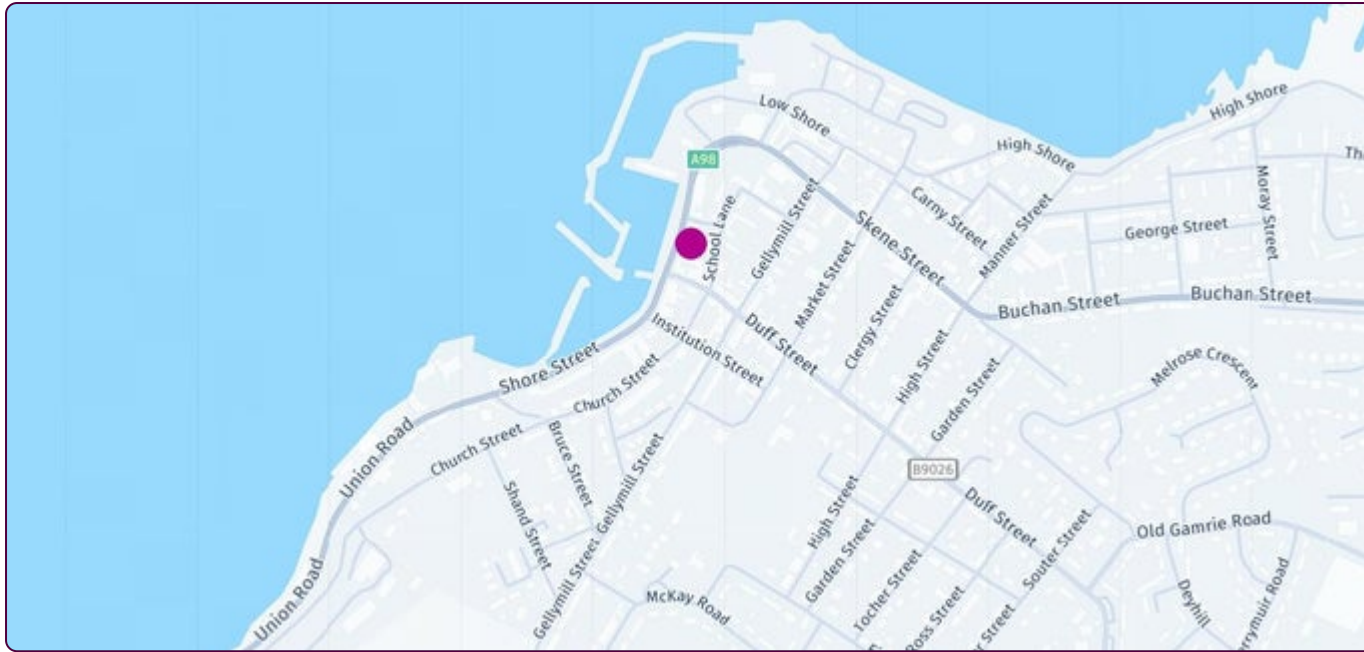
29 Shore Street, Macduff, AB44 1TS

FREEHOLD: £249,999 | REF: 5255049

KEY HIGHLIGHTS

- Wet Led Public House
- Prime Harbour Side Trading Location
- 4 Bedroom Owners' Accommodation
- Scope to Introduce Food/Expand offering
- Ideal First Time Pub Acquisition
- EPC Rating G



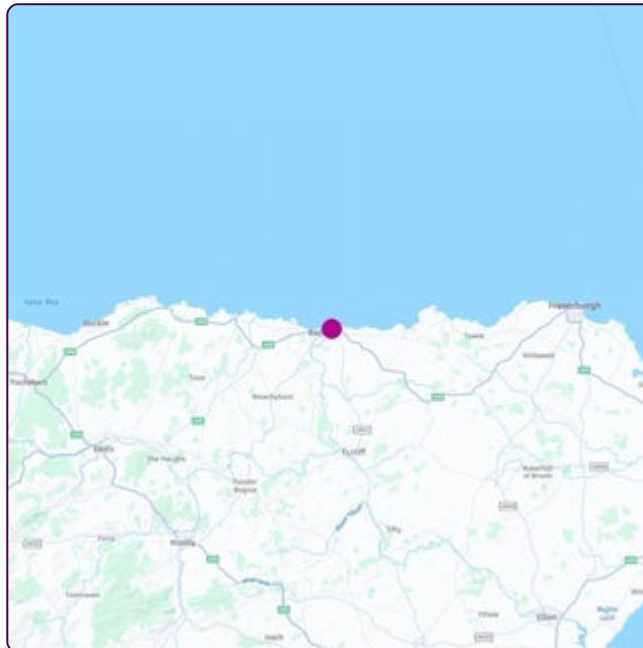
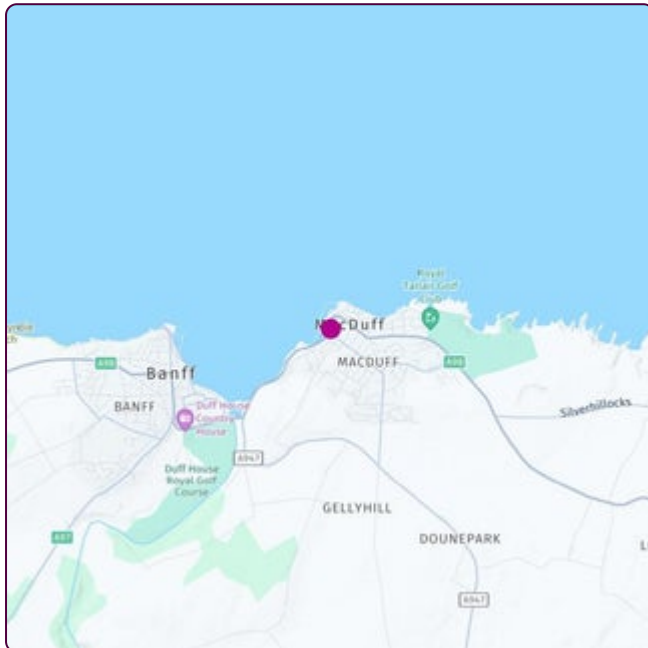


LOCATION

Macduff is a coastal town situated on the Moray Firth in Aberdeenshire, directly across the River Deveron from the neighbouring town of Banff. The area has a long standing association with fishing and maritime industries, which continue to support the local economy alongside growing levels of domestic tourism tied to the North East coastline.

In terms of connectivity, Macduff lies approximately 50 miles north of Aberdeen, the region's principal city providing access to mainline rail services, an international airport and the wider Scottish motorway network.

The town is accessed via the A98 coastal route, linking Fraserburgh to Inverness with further connections to the A947 and A96, ensuring straightforward access across Aberdeenshire and into the Highlands.



DESCRIPTION

The Old Moray operates as a traditional wet-led public house, focusing on the sale of beers, spirits and other drinks, with little reliance on food. The business has been run in a consistent manner servicing a predominantly local customer base with regular repeat trade.

This simple operating model has kept overheads relatively controlled though it also leaves clear opportunity for a new owner to broaden the offer and increase turnover.

THE OPPORTUNITY

There are several avenues through which a purchaser may look to develop the business. The introduction of a limited food offering would represent the most immediate opportunity, particularly given the property's central location and lack of direct competition in this format.

In addition, there is scope to strengthen the drinks range, introduce events or entertainment and better capitalise on tourist visitation to the area. The harbour-side setting provides a strong foundation for repositioning the business towards a broader customer demographic without losing its established local base.

The accommodation also presents potential for enhancement, either to improve owner living standards or to explore short-term letting opportunities.





INTERNAL DETAILS

The principal trading accommodation is arranged as a single public bar centred around a traditional timber servery which forms the focal point of the room. The space retains a classic pub feel with seating provided throughout, together with a pool table and areas set aside for informal games. The walls are adorned with historical photographs and references to the town's maritime past, reinforcing a strong sense of place and giving the business an authentic, well established character that resonates with its local clientele.

The trading environment is warm, welcoming and firmly community led, typical of a well regarded local house.

Toilets are located to the rear of the main bar area along with additional storage space and a beer cellar, providing practical support to the day-to-day operation of the business. The pub operates in a straightforward wet-led manner. The current configuration works well for its existing use, while still offering scope for a purchaser to adapt or enhance the layout should they wish to broaden the offer and introduce additional revenue streams.

FIXTURES & FITTINGS

Trade fixtures, fittings and equipment will be included in the sale, subject to an inventory to be agreed between the parties. Personal items are excluded unless specifically stated.

OWNER'S ACCOMMODATION

The owners' accommodation is located on the upper floors and provides a practical and convenient living arrangement in-keeping with a business of this nature.

The accommodation includes a living area, a kitchen/dining room, utility room, two double bedrooms and a family bathroom on the first floor, and two further bedrooms and another bathroom on the second floor.

While presented in a functional condition, there is scope for a purchaser to upgrade or reconfigure the space to suit personal requirements. Alternatively, the accommodation could be leveraged to generate supplementary income, subject to any required permissions.

TENURE

The property is offered for sale freehold.

The sale will include the heritable interest in the property together with the benefit of the existing trading operation and associated goodwill, where applicable.

There may be an opportunity to acquire the pub on its own, this would be by way of negotiation.





EXTERNAL DETAILS

Externally the property fronts directly onto Shore Street with the harbour located only a short distance away. While there is currently limited use of external trading space there is clear potential to develop a modest seating or standing area, subject to the necessary consents which would enhance visibility and appeal during the summer months.

The proximity to the waterfront is a notable feature and one that remains underutilised in its current form.

REGULATORY

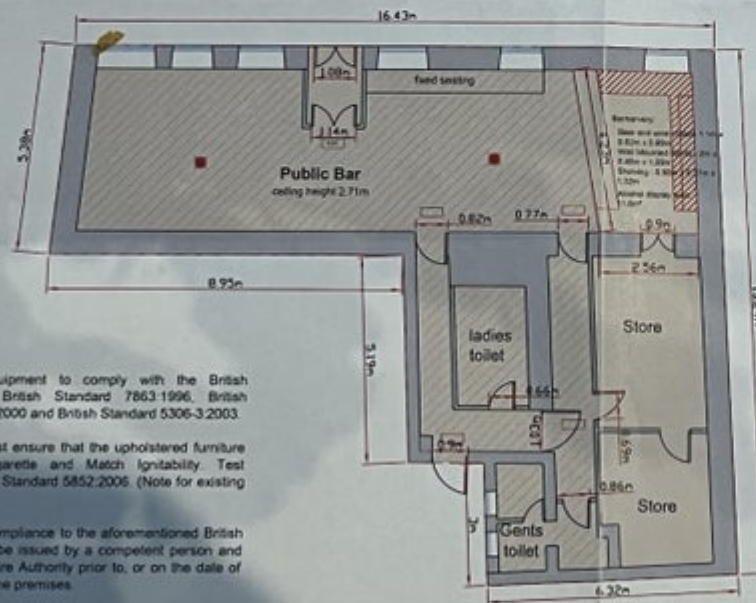
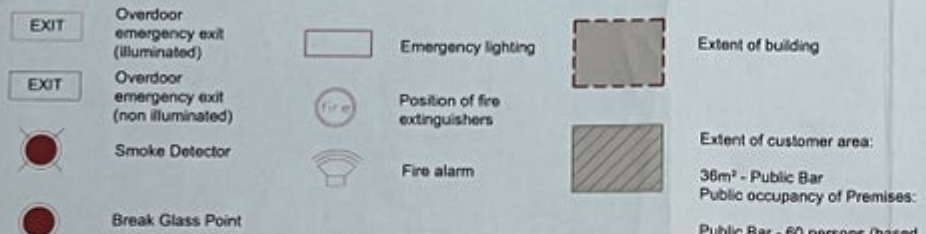
The subjects benefit from a premises licence permitting the sale of alcohol inline with Scottish Licensing Laws.

Further details will be made available to seriously interested parties during the course of due diligence.

BUSINESS RATES

The Rateable Value as at 1 April 2026 is £4,700.

Confirmation of actual rates payable can be obtained from the local Authority.



Public Bar - scale 1:100

General Notes

Fire fighting equipment to comply with the British Standard EN3, British Standard 7863:1996, British Standard 5306-8:2000 and British Standard 5306-3:2003.

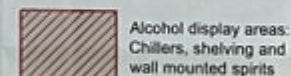
The applicant must ensure that the upholstered furniture satisfies the Cigarette and Match Ignitability Test specified in British Standard 5852:2006. (Note for existing furnishings only)

A Certificate of Compliance to the aforementioned British Standards should be issued by a competent person and forwarded to the Fire Authority prior to, or on the date of final inspection of the premises.



SITE LOCATION PLAN 1:1250

SCALE 1:1250



Alcohol display areas:
Chillers, shelving and
wall mounted spirits

This is the layout plan relevant to the major variation of premises licence granted by the North Ayrshire Divisional Licensing Committee on 9th August 2011.
Tam M. Stewart
Deputy Clerk to the Board

DM HALL	
259 UNION STREET ABERDEEN AB11 6BR	
TEL: 01224 584172	FAX: 01224 574815
PREMISES	
THE OLD MOKY 29 SHORE STREET MACDUFF AB44 1TS	
LICENSING (SCOTLAND) ACT 2005	
LICENCE	
BOTTLED	
DATE	BY
2011	1
REVISION	

NOTE: The following activities will take place in the Bar Areas:-

Gaming
Indoor Sports
Televised Sports
Recorded Music

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.



INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.



CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



SIMON WATSON

Senior Business Agent - Hospitality

T: +44 7754 559 534

E: simon.watson@christie.com

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

