



## LICENSED PREMISES WITH LETTING ACCOMMODATION

THE NEUK  
CRAIGMARN ROAD  
PORTLETHEN  
ABERDEEN, AB12 4QR

ENTRANCE WITH TOILET FACILITIES

LOUNGE BAR

PUBLIC BAR

PROFESSIONAL KITCHEN

2 STORE ROOMS

ANNEX WITH 3 EN-SUITE  
BEDROOMS

OIL CENTRAL HEATING

DOUBLE GLAZING

GENEROUS PARKING



GAVIN BAIN  
& COMPANY  
Solicitors & Estate Agents



Price Around

**£325,000**

A rare opportunity has arisen to acquire this well established and successful fully licensed business which enjoys a lovely tranquil location surrounded by open countryside, set within the picturesque and tranquil Old Portlethen village. Within a short walk of stunning bay views, the 19th century premises host one of the last ale and porterhouses left in Britain, and comprise: a quaint lounge bar with adjacent professional kitchen, allowing for the preparation and serving of hot food; a cosy, well frequented public bar; and a separate annex comprising three en-suite letting rooms with wi-fi connection which are finished to a high standard. Outside there is a paved patio dining area and extensive parking to the front of the premises, with ample opportunity for further expansion. The property benefits from oil fired central heating and double glazing.



Since acquiring the business the current owners have expanded into the provision of food and letting accommodation. The Neuk is popular with locals, the business community, and holidaymakers due to its lively yet traditional atmosphere and its peaceful rural location, which is close to a wealth of local amenities in the bustling suburb of Portlethen, and within easy access of the City of Aberdeen. The lounge bar is ideal for small private functions for up to 40 guests and the business also attracts a wide variety of customers through its live showing of major sports events, regular themed promotional evenings including quiz and poker nights, darts events, malt and gin tastings, afternoon teas, and food offers on specific days.



Drawings are in place for the conversion of current rooms to create owners accommodation as well as four further rooms, and these, as well as the business accounts can be made available to genuine enquirers. Further additional information on the business can be found on the website [www.theneuk.com](http://www.theneuk.com). All fittings and fixtures are included in the sale.



## ENTRANCE

A spacious inviting entrance to the property providing access to both the lounge and public bars, and to the ladies, gents and disabled toilet facilities. The area is carpeted and features exposed granite walls and quaint Georgian styled wood framed windows.

## LOUNGE BAR

32' x 13' approx

A particularly spacious and comfortable lounge bar area with windows affording superb open countryside views, and seating for up to around 40 guests. The room is partially lined in pine with exposed granite walls and feature granite inglenook fireplace housing a working coal fire. Wall mounted TV. The lounge is equipped with a corner bar boasting a variety of 50 gins from around the world, stainless steel sink and drainer with glass washing area, optics and till. Laminate wood flooring and curtains fitted to the windows.

## PROFESSIONAL KITCHEN

13'6" x 10'8" approx

This good sized commercial kitchen is fitted with a range of stainless steel appliances including grill, two fryers, oven hob, hot food storage areas, two stainless steel sinks and several microwave ovens all allowing the preparation of food. There are two stainless steel sinks as well as fridge and freezer storage facilities and the room affords access to two store rooms.

## STORE ROOM (CELLAR)

10'8" x 5' approx

Accessed from the kitchen this cellar/store room is fitted with a python pump system and has all associated pipe work as well as ample shelved storage facilities, power light and the electricity fuse box.

## STORE ROOM 2

19'3" x 8'4"

Located to the side of the building, a good sized store room fitted with extensive shelved storage facilities and a range of freezers. The area provides access to the cellar and the rear of the building for deliveries.

## PUBLIC BAR

19'5" x 14'5" approx

A generously sized public bar, again featuring pine linings to the walls and ceilings and with a traditional inglenook granite fireplace housing open fire. Upgraded malt/rum/vodka bar with stainless steel sink, glass washing area, pumps, optics and till. Again there are ample fitted bar seating, and freestanding tables and chairs. Wall mounted TV. Carpeted floor.

## LADIES TOILET

A bright generously sized area with tiled floor, two cubicles, two wash hand basins, electric hand dryer and overhead roof light.

## GENTLEMANS TOILET

Again spacious, bright and comprising one cubicle, three urinals, two wash hand basins, fitted mirror, and electric hand dryer. Tiled floor.

## DISABLED TOILET

Fitted with wc, wash hand basin and fully equipped with hand rails etc. Window and vinyl flooring.

## ANNEX

Adjacent to the bar premises is a separate annex comprising three en-suite letting rooms, all finished to a high standard and boasting quality oak finishes, fully tiled bath/shower rooms with underfloor heating, contemporary white suites and chrome accessories. The rooms all benefit from double glazing and electric panel heating and are equipped with attractive furniture, tea and coffee making facilities and mini fridge. The rooms are all double glazed with electric panel heating. The accommodation comprises:

## HALL

With partially glazed exterior door and quality oak flooring and doors. Hatch with pull down ladder to extensive, fully floored and lined loft. Cupboard housing electricity fuse box and meters.



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### ROOM 1

16'3" x 10'1"

A good sized room with pleasing open aspects displaying attractive décor, oak flooring with co-ordinating curtains to window, and two pendant fittings. Wall mounted TV.

### EN SUITE BATHROOM

6'7" x 5'5"

Fully tiled bathroom fitted with quality white suite and with overhead shower and glazed screen. Shaver socket. Underfloor heating. Large wall mounted mirror.

### ROOM 2

11'7" x 8'6"

A further good sized double or twin bedroom specially adapted for disabled guests. Wall mounted TV. Roller blind and curtains fitted to window. Pendant fitting. Oak flooring.

### WET ROOM

10' x 5'8"

A spacious fully tiled area comprising shower, wc, wash hand basin, fitted mirror, and fully equipped with grab rails and alarm pull cord. Extractor fan and two glass ceiling lights.

### ROOM 3

11'7" x 9'5"

Well-appointed and equipped to a high standard with oak flooring, curtains fitted to metal pole, Pendant fitting. Wall mounted TV.

### EN-SUITE BATHROOM

6'6" x 5'5"

Fully tiled and featuring quality white suite with chrome accessories, over bath shower with screen, wall mounted mirror and underfloor heating. Shaver socket.

### OUTSIDE

The property is set within a large site with ample stone chipped parking area to the front with paved patio area.

### DIRECTIONS

Heading from the direction of Aberdeen, take the first exit off the dual carriageway, following the signs for Portlethen. Travel across the first mini roundabout, pass the school on the left, and proceed straight ahead at the following mini roundabout. Follow the road for approximately 1 mile towards Old Portlethen village where The Neuk is clearly identifiable.

### VIEWING

Tel 01224 780242 (Mr Tait).

### Disclaimer

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the particulars.



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