



## GRAY & GRAY

SOLICITORS  
ESTATE AGENTS  
AND NOTARIES  
PUBLIC

**THE CREEL INN & HIGHLANDER**

**PETERHEAD**



**LOUNGE & PUBLIC BAR**

An excellent opportunity has arisen to purchase this established business which is situated in a residential area which provides a good footfall of clientele. Enjoying a good reputation this fully licensed business with lounge, public bar and recently refurbished Function Hall/Nightclub with bar which would ideally suit a family looking to venture into the bar and catering trade.

Peterhead is renowned as a first class fishing port and with a good supply of fresh fish on its doorstep this could be the ideal place to build up a good fish restaurant.

The property has been well maintained by the present owners and benefits for gas radiator central heating. To the rear of the property there is a good sized off street car park.

Viewing is essential to appreciate the potential which this property offers.

**Offers Over £195,000**

8-10 Queen Street Peterhead AB42 1TS  
Tel: 01779 - 480222/471488 Fax: 01779 - 470741  
LP4 - Peterhead  
e mail: [property@graygraylaw.com](mailto:property@graygraylaw.com)  
web: [www.graygraylaw.com](http://www.graygraylaw.com)

69 Station Road Ellon AB41 9AR  
Tel: 01358 - 724455 Fax: 01358 - 722506  
LP1 - Ellon  
e mail: [property@graygraylaw.com](mailto:property@graygraylaw.com)  
web: [www.graygraylaw.com](http://www.graygraylaw.com)

**Front Entrance**

Double doors to the front; partially glazed door to the lounge area.

**Lounge**

**(34'3 x 30'1)**

Floor length window to the front; spacious lounge; small dance floor; bar with 17 optics; two stainless steel sinks and additional stainless steel hand sink; door leading to hallway; small office area off the bar.



**Ladies Toilets**

Three wash hand basins; three wc's; three wall mirrors.

**Gents Toilets**

Four Urinals; three wash hand basins; two wc's.

**Cellar**

**(14'1 x 8'11)**

Good sized cellar with ample space for barrels; door leads to the kitchen area.

**Kitchen**

**(14'5 x 6'10)**



Window to the side; two deep stainless steel sinks; two deep pan fryers; cooker with 6 gas burners.

8-10 Queen Street Peterhead AB42 1TS  
 Tel: 01779 - 480222/471488 Fax: 01779 - 470741  
 LP4 - Peterhead  
 e mail: [property@graygraylaw.com](mailto:property@graygraylaw.com)  
 web: [www.graygraylaw.com](http://www.graygraylaw.com)

**Public Bar**

**(24'0 x 18'4)**

Window to the side; two exits to the rear; bar area.



**Highlander Function Hall**

**(22'7 x 19'6)**

Recently refurbished to a high standard; bar area on open plan to the function room; door leading to office area which then leads to rear cloakroom entrance.



**Cloakroom Entrance**

Double doors to the rear; small cloakroom with coat hooks; door leading to the function room.

**Seating Area**

**(47'7 x 34'3)**

Ample seating area with dance floor. Ladies & gents toilets

**Outside**

Ample of street parking in the car park to the rear. Outside store.

**VIEWING: Via Gray & Gray on (01779) 480222**

**ENTRY: To Be Arranged**

**POSTCODE: AB42 1UD**

69 Station Road Ellon AB41 9AR  
 Tel: 01358 - 724455 Fax: 01358 - 722506  
 LP1 - Ellon  
 e mail: [property@graygrayellon.co.uk](mailto:property@graygrayellon.co.uk)  
 web: [www.graygraylaw.com](http://www.graygraylaw.com)

