





- Rare opportunity to purchase a Public House with a large owners flat
- Attractively priced with potential for refurbishment and redevelopment
- Prime location in Portknockie with strong local and tourist footfall
- Built in the 1880s with character features
- Includes lounge bar, public bar, function suite, and three-bedroom owners flat
- Historically successful in wet and food sales,
- Fantastic opportunity for new operators
- Home and lifestyle opportunity



## Description

The Seafield Inn consists of two public houses and owners flat and offers a rare freehold opportunity in the heart of the historic coastal village of Portknockie.

Built in the 1880s, The Seafield Inn is a charming and characterful property that proudly retains its traditional heritage, featuring a classic slate roof and distinctive black detailing around the windows and doors—a hallmark of Portknockie architecture. Occupying a prominent position on Victoria Place, right within the lively village square, the Inn enjoys excellent visibility and strong year-round footfall.

Surrounded by local businesses and just moments from the harbour and scenic coastal walking routes, this well-situated property attracts both residents and visitors alike. Its timeless façade and enviable location make The Seafield Inn a standout opportunity for those seeking a unique coastal asset with authentic period appeal.

The sale includes the lounge bar and public bar, a function suite and a spacious three-bedroom owner's flat above.

The property is attractively priced to reflect its scope for redevelopment, making it an appealing prospect for operators, investors or lifestyle buyers seeking a combined home-and-business venture.

Accessibility features include a wheelchair-accessible entrance, toilets and parking, with free on-street parking conveniently located nearby. Its central position and coastal appeal make the Seafield Inn a strong opportunity to refresh, restore or reinvent a well-known village establishment.

## Trade

Historically, the Seafield Inn traded successfully through both wet and food sales, benefiting from its central location and steady village footfall. In recent years, however, opening hours have been sporadic due to the owner's personal circumstances, presenting a strong opportunity for new operators to rebuild and grow the business.



## Reason For Sale

After 15 years of ownership, the current owner has decided to retire due to ill health.

## Location

Portknockie is a vibrant coastal village on the Moray Firth, renowned for its scenic harbour, stunning sea views, and opportunities to spot dolphins. With a rich history as a 19th-century fishing port, the village retains a strong sense of community, supported by loyal local trade. Its charming Square and Church Street host a mix of shops, cafés, and pubs, attracting both residents and visitors. The area enjoys a steady flow of tourists throughout the year, drawn by coastal walks, heritage sites, and the picturesque harbour, making it an ideal

location for a business that benefits from a combination of regular local custom and seasonal visitor trade.



## The Property

The Seafield Inn is a charming semi-detached property featuring a traditional slate roof and a rear extension housing a spacious function suite with a roof terrace above. Built on a gentle uphill slope, the Inn combines quirky character with practical versatility.

The main building is deceptively large, with two separate entrances: one leading to the lounge bar, and the other to the public bar.

The lounge bar shows traditional charm, with a fireplace, bench seating, tables and stools, stone walls, decorative cornicing, wall lights, and classic window dressings.

The adjoining function suite in the newer extension is ideal for weddings, funeral teas, or private events, offering ample seating, games tables, and male and female toilets.

The public bar is more casual, featuring a pool table, dartboard, TV for sports, an office, and male WC facilities.

Additional features include a fully equipped beer cellar and bar with beer on tap, ensuring the property is fully operational and versatile for multiple trade streams.

While the property would benefit from some refurbishment, it is priced to reflect this, presenting an excellent opportunity for a new owner to enhance and personalise the space.





## Owner's Flat

The property benefits from a three-bedroom owner's flat with its own separate entrance from the gable end. Inside, the accommodation comprises a landing with storage, a corridor leading to a generously sized lounge with a feature fireplace, a fitted kitchen with all standard appliances, a bathroom, and a roof terrace that will need attention to ensure it is safe.

The flat is priced to reflect that some upgrading would be beneficial and so represents a fantastic chance for a new owner to modernise and personalise the living space.

## Grounds

At the rear of the property, there is a beer garden which presents an excellent opportunity to be rejuvenated and used to enhance the overall offering of the Inn.

## Business Opportunities

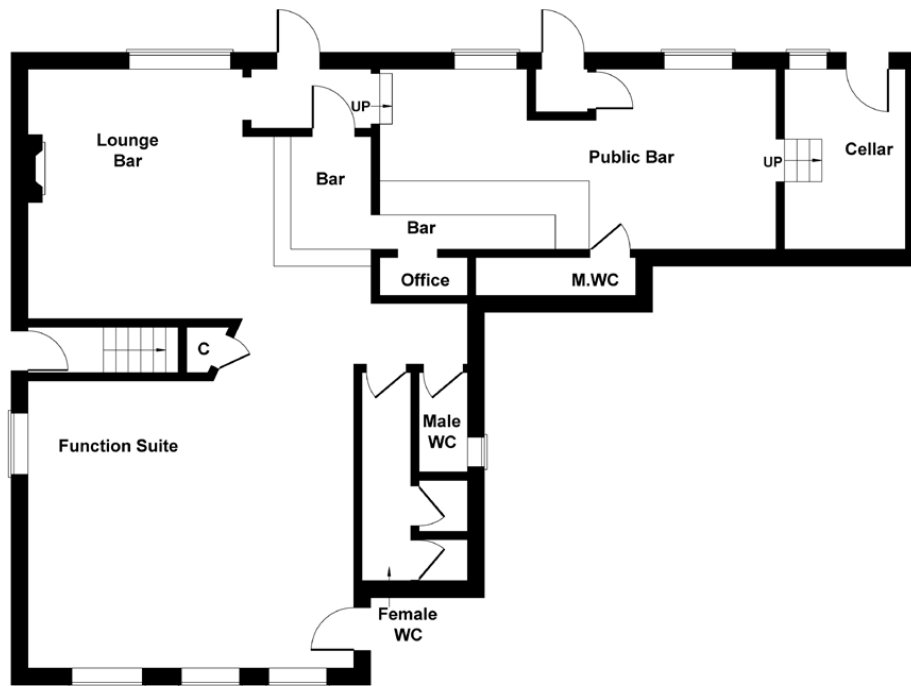
The Seafield Inn represents a wonderful opportunity for purchase and development at a very attractive and budget-friendly price.

There are a variety of potential options, including refurbishing all public areas and relaunching the business, putting your own stamp on the property, operating a sports bar, or developing the function suite as an event space for weddings, christenings, and funeral teas.

The property is well-suited to hosting groups, converting into a private residence, or letting out the rooms above, which benefit from their own private entrance, providing additional income opportunities.



## The Seafield Inn and Owner's Flat



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

### Services

The property is connected to main electricity, gas, water, and drainage services.

### Accounts

Full accounting information will be made available to interested parties subsequent to viewing.

### Licence

The business has a licence under the Licencing Scotland Act 2005, licence number MO/PRM/231-12400 and a copy of the operating plan is available to interested parties, which details operating practices.

### EPC Rating

The EPC rating for the Inn is TBC.

### Title Number

The title number for the Inn is BNF3501.

### Rates / Council Tax

The Inn has a rateable value £3,600 at April 2026, property reference number VR26283 and benefits from 100% discount under the Small Business Bonus Scheme for eligible businesses.



## Plans

An indicative plan is available upon request from the selling agents ASG Commercial.

## Price

Offers over £215,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

## Finance & Legal Services

ASG Commercial Ltd is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

## Directions

See location map. What3words reference is ///partied.describes,yelled

## Viewing

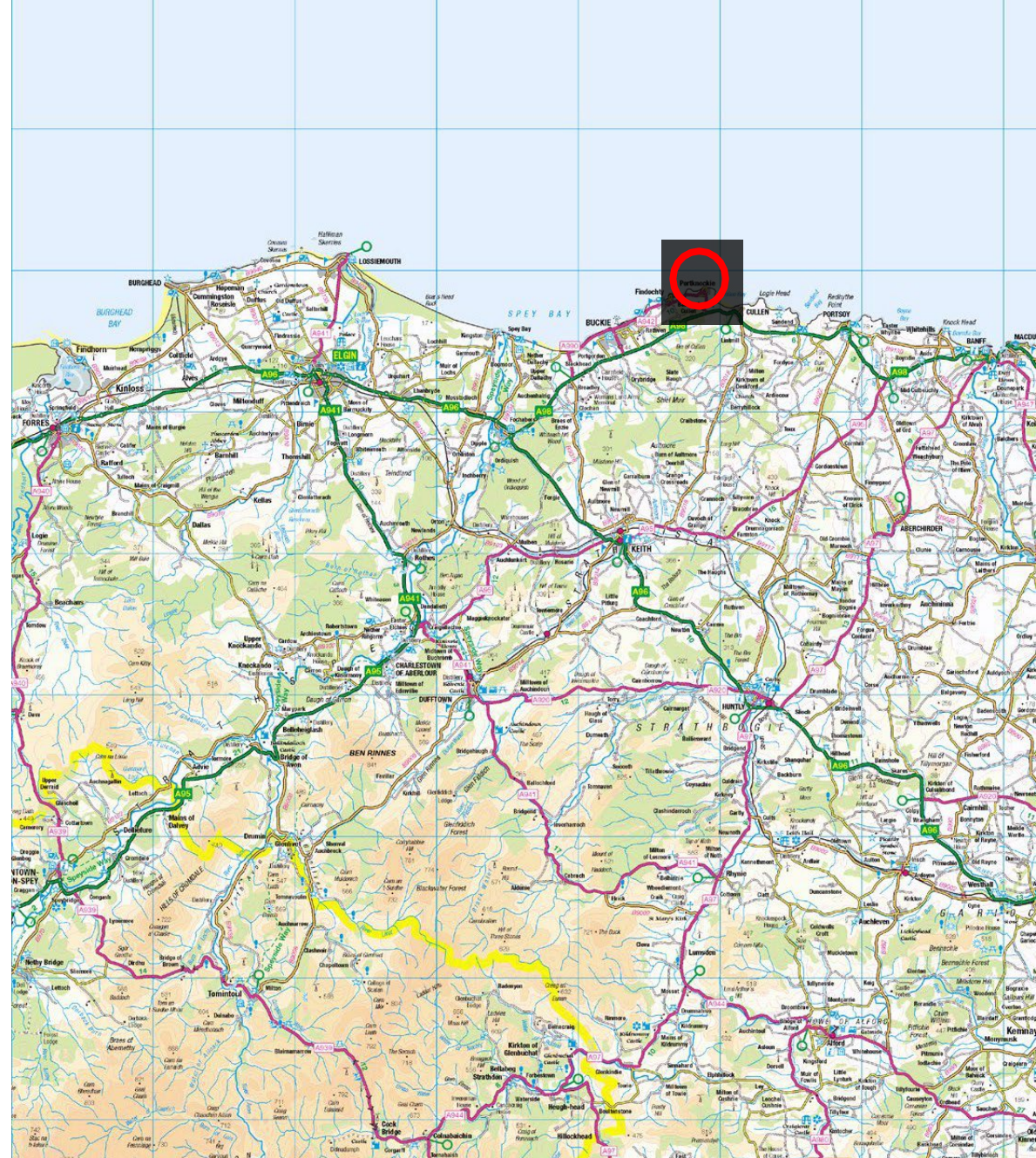
All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 1  
Cromwell Road, Inverness, IV1  
1SX

Tel: 01463 714757  
E: [admin@asgcommercial.co.uk](mailto:admin@asgcommercial.co.uk)  
Web: [www.asgcommercial.co.uk](http://www.asgcommercial.co.uk)

## Offers

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.



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