



Castletown Hotel, Near Thurso, Caithness, KW14 8TP

Landmark Highland Hotel located in beautiful Caithness on the busy Thurso to John O'Groats route

24 en-suite bedroom Country Hotel in a prominent trading position

Expansive guest facilities, recently refurbished and presented to a high standard

Outstanding business with year-round trade, high turnover plus excellent further development potential



Offers Over £445,000 (Freehold)



Commercial

Hotels
Guesthouses
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Retail
Offices
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Units

York House
20 Church
Street
Inverness

Telephone
01463
236123

DESCRIPTION

The Castletown Hotel is in an imposing main street location and is a well-established business. The Hotel offers exceptional guest facilities and has been impressively refurbished in the hands of the present owners being offered for sale in excellent condition. The investment within the businesses infrastructure is readily observable. The Hotel represents a fine example of a lifestyle and self-employment opportunity but has yet further potential under the stewardship of new motivated owners. This popular business has a strong trading model based upon the three main income streams; accommodation, food and drink. The Castletown Hotel benefits from the many income drivers within the region which can be classified as industrial, tourism and local trade; each play a significant role in the success of this business leading to a turnover in the region of £565,000. Open year-round, the business has a commendable reputation for service delivery and this is reflected in the high level of repeat business; the Hotel is well-supported by the local community. The business draws in customers who utilise the significant number of bed and breakfasts and holiday homes in the area.

The village of Castletown has a number of shops, banks and social services but Thurso, which is 5 miles away, boasts a broader range of excellent facilities. Caithness itself is an area tremendously rich in opportunities for both the resident population and holidaymaker alike. Breathtaking cliffs are host to innumerable seabirds including the puffin, one of the ornithologist's favourites. Beautiful golden beaches stretch for miles, none more so than nearby Dunnet Bay with its high dunes. Indeed, such is the setting that the area is well known as a destination for surfers and hosts many national competitive events. Small harbours to explore and sea excursions are available, whether to watch seabirds, Grey Seals, Pilot Whales or Dolphins. Nearby passenger and car ferries offer a choice of day trips to the well known Orkney Islands. Genealogy research, ancient Brochs or perhaps the local Camster Cairns are aspects that appeal to guests. For history enthusiasts, the 16th Century Castle and Gardens of Mey is one of the region's most popular tourist attractions and remains to this day a striking architectural achievement and a fascinating day out. For those interested in fishing the excellent Caithness trout and salmon fishing is renown; the rivers Thurso, Wick and Forss are all well known and are highly productive as are loch's St John's, Heilan and Watten. During the winter months the county is also a favourite with wildfowlers and several nearby sporting estates offer deer stalking and the opportunity for both walked up and driven shoots, these activities undertaken outwith the Hotel's tourist season. Staying on the sporting front there are several 18-hole golf courses within comfortable reach, namely Thurso, Wick or the links course at Reay.

The present owners purchased the Castletown Hotel in 2007 and it is their desire to focus on their other business ventures that bring this thriving business to the market prematurely. The vendors truly believe that experienced operators could develop the business to the next level providing a rewarding and enjoyable enterprise.



THE PROPERTY

The original aspects of the property were built in the mid-1800s but over many years the Hotel has been enlarged and developed providing the outstanding business available today. The building is set over two levels.

PUBLIC AREAS

Access to the Hotel is from the main street pavement which leads to all public areas. The well-presented reception desk is prominently situated in the smart reception hallway. Off the main hallway to the left is the board room which has double aspect windows and provides a pleasant meeting environment. The attractively furnished lounge bar which can seat approximately 40 guests is traditionally furnished with fixed and free-standing furniture. The décor and attractive dark-wood bar makes this a popular venue for casual diners. The public bar has a pool table, TV, jukebox and gaming machine. This aspect of the business has a separate entrance to the pavement at the side of the property. The busy restaurant which is set to free-standing tables and chairs is a popular dining venue and can seat 50 covers. The attractive lighting and decor of the restaurant provides a warming ambience. The dining room also has a small self-contained bar and dance floor which assist in drawing in function trade to the Hotel. There are well presented bathroom facilities for ladies, gents and disabled guests off the main reception hallway.

LETTING BEDROOMS

The Hotel boasts 24 quality guest bedrooms which are accessed from the main reception hallway and are configured as follows; 9 twin rooms (all these rooms have zip and link beds), 8 double rooms, 2 family rooms, 1 triple and 4 single rooms accommodating a maximum of 49 guests. All bedrooms have en-suite facilities and are comfortably furnished and equipped with TV and hospitality trays etc.

SERVICE AREAS

The commercial kitchen is well equipped with ample preparation and support facilities. There is a walk-in refrigeration unit and freezer. There is an ample beer cellar plus wine and spirit store. Adequate storage over all floors is available for house keeping and general business usage plus a laundry and manager's office.

OWNERS / STAFF ACCOMMODATION

There is no owner's accommodation within the property at present but new owners could assign some letting bedrooms for their own use.

EXTERNAL AREAS

The grounds to the rear provide ample parking and there is a beer garden. To the rear of the public bar is a raised decked smoking area.

DEVELOPMENT

There is scope to increase the aspects of the property further subject to planning permission.





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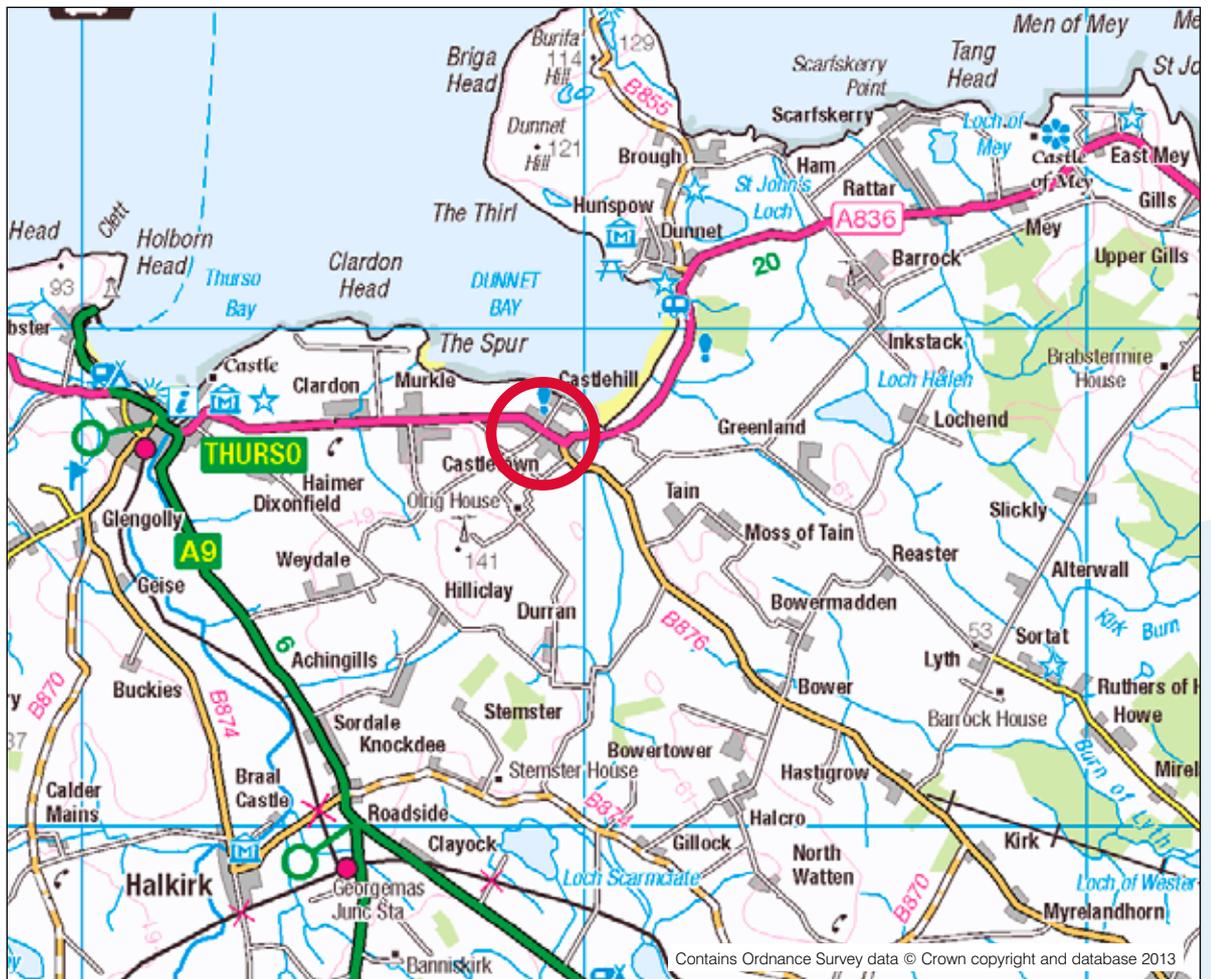
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www.bedandbreakfastsales.co.uk



SERVICES

Mains electricity, water and drainage. Propane gas for cooking. Heating is via gas central heating to circa 60% of the property with free-standing electric heaters elsewhere. The building is mainly double glazed.

TRADING FIGURES

The Castletown Hotel has strong trading record showing turnover IRO £565,000 (net of VAT) as at 30 June 2013. Full trading P&L accounts will be made available post viewing to all seriously interested parties.

LICENCES

The business has been granted a Premises Licence in accordance with The Licensing Scotland Act 2005 and details of the Operating Plan will be made available after viewing.

WEBSITE

www.castletownhotel.co.uk

EPC RATING

The Castletown Hotel has an Energy Performance Certificate rating of 'bcb'.

PRICE

Offers Over £445,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

DIRECTIONS

Inverness 115 miles, Thurso 5 miles, Wick 16 miles and John O'Groats 15 miles. See map insert.

FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist business finance. Paul Hart (Director Commercial Sales) will be delighted to discuss your financing requirements with you and make an appropriate introduction. We are able to make legal introductions who can act in all legal matters arising to include conveyancing and license transfers.

VIEWING

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

ASG Commercial Ltd
York House
20 Church Street
Inverness IV1 1ED
Tel: 01463 236123
Mob: 0779 989 6931
E-mail: info@asgcommercial.co.uk
Website: 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.

Property Misdescription Act 1991

These sales particulars are prepared as a general outline of the property and business. Buyers should make their own enquiries to satisfy themselves as to the accuracy of information given. Neither we, nor any member of our staff, has authority to offer or imply any representation or warranty over this property.