

Hotels, Guesthouses, Licensed, Retail



Commercial

## THE WESTERLEA HOTEL, NAIRN, MORAYSHIRE

Hotels  
Guesthouses  
Licensed  
Retail

Beautifully presented, attractive and traditional, fully licensed Highland Hotel.  
Excellent central trading location in the ever popular seaside town of Nairn  
Trading profitably on strong, year round mixed trade  
Includes owners accommodation and 5 good quality en-suite letting bedrooms



The Westerlea Hotel offers a real "Lifestyle" opportunity as a successful business in a highly enviable setting.

**Offers Over £475,000**

York House  
20 Church  
Street  
Inverness

Telephone  
0845  
450 0790

## DESCRIPTION

The Westerlea Hotel is a traditional, fully licensed thriving Highland Hotel, dating as far back as 1867 when it was built as a manse for the Church of Scotland Minister. The hotel is an impressive building with a commanding presence and spacious mature grounds set amidst the popular Morayshire town of Nairn. The traditional origins of the hotel are reflected in both the character of the property and the welcoming "country house" atmosphere enjoyed by its wide range of patrons today. Original cornicing, deep faced skirting and high ceilings reinforce the Country House feel of this beautiful period property. Well-equipped bedrooms are both spacious and comfortable. Good quality catering and personal service combine with an excellent choice of draft beers, spirits, minerals, fine wines and malt whisky in a fashion that proves popular with both residents and locals alike, resulting in a strong trade and an increasing level of repeat business.

Year round trade is driven by the three traditional income streams of catering, wet sales and accommodation. The attractive Lounge Bar enjoys strong local support from an established and participative clientele who enjoy golf outings and various sporting leagues supported by the business. With a healthy mix of residential guests and local trade the Westerlea Hotel is a successful year round



business. The present owners run the catering side of the business in a very low-key fashion which offers new owners the opportunity to introduce and promote a range of meals and menu options to non-residents - thereby increasing existing turnover. The well appointed Lounge Bar would certainly be suited to this.

The Hotel enjoys spacious well kept grounds, centrally situated in the busy town of Nairn, a convenient location for hotel guests who wish to walk to nearby shops etc. and also an ideal central base for touring and exploring the Scottish Highlands. Nairn has extensive facilities for visitors boasting two championship golf courses, an excellent indoor swimming complex and a sports centre. The Rivers Spey and Findhorn are within comfortable reach and offer excellent sport for the angler and whether guests enjoy sailing, cycling or sightseeing there are opportunities to suit everyone. For the less energetic nearby Cawdor Castle offers a taste of Scotland's medieval past whilst Culloden Battlefield and its new Visitor Centre are another popular local attraction. Whether visitors seek a Whisky Trail, a boat trip on Loch





Ness or a visit to one of Scotlands many accessible Castles, Nairn is in easy reach of a wide range of visitor attractions, The present proprietors took over the hotel in 2006 and have undertaken a number of improvements during their tenure, the business now brought to the market in excellent order. As it stands trade is split across the three traditional hotel revenue streams of accommodation, beverage and catering sales of which the latter hosts true development potential. The owners are selling for family reasons offering the opportunity for new owners to purchase this desirable business.

### THE PROPERTY

Dating from 1867 the hotel is of traditional construction and stands in its own mature grounds centrally situated in the town of Nairn. Roofing is largely pitched under slate with an area of flat roofing over the bar area which has been a later addition to the original property. Accommodation is arranged over two floors as follows:-

### PUBLIC AREAS

The main hotel entry has two heavy, solid outer doors which open into the attractive Entrance Porch complete with its ornate mosaic flooring. This leads on into attractive Reception Hallway which promptly sets the Victorian tone of the building with high ceilings, ornate cornicing and complementary lighting. To the right is the charming Dining Room which again benefits from Victorian proportions, a splendid marble fire surround and attractive cornicing complemented by the modern day comforts of central heating and a living flame fire. To the left off the Reception Hallway is the Pool Room which in turn offers access for Residents to the commodious Lounge Bar. With its smart, well stocked servery, attractive range of lighting, integrated music system and comfortable modern seating present day facilities seamlessly blend with the quality and spaciousness of a property of this pedigree. A wide range of wines, spirits, minerals and an impressive assortment draft beers are available. The spaciousness of the Bar is tremendous and lends itself to the provision of evening entertainment and/or live music. For non Residents the bar has separate entry doors which open onto the main car parking area to the front of the hotel. The main staircase leads off from the Reception Hallway to the hotel's Letting Bedrooms.

### LETTING BEDROOMS

The hotel has 5 letting bedrooms sleeping 13 guests, all with en-suite facilities. (1 family room, 1 triple, 1 double and 2 twin). Bedrooms are most comfortable, attractively furnished and are well equipped with televisions, alarms, tea/coffee making facilities and iron / ironing board.





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### OWNERS ACCOMMODATION

The owners' private flat is located on the ground floor. This incorporates a spacious lounge with mains gas fire, large shower-room and double bedroom.

### STAFF ACCOMMODATION

A second staircase off the kitchen provides access to a large bedroom with shower facilities. This is presently used as an office yet would readily provide staff accommodation.

### SERVICE AREAS

The hotel has an excellent, very well equipped commercial kitchen and wash up area which benefits from modern industrial wet wall panelling and commercial floorcovering. There is a compact utility / still room off the kitchen which offers useful storage and laundry facilities. One disused bedroom on the 1st floor presently acts as a storage facility.

### GROUNDS

The hotel stands in private tree lined grounds with a tarmac driveway and parking for some 30 cars. A wooden built garage sits to the side of the building and a fairly substantial single storey stone built outbuilding to the rear of the property offers excellent storage capacity and accommodates the beer cellar. Outside seating to the front of the hotel proves popular during fine weather.

### SERVICES

Mains Electricity, Gas, Water Supply and Drainage.

### LICENCES

The business has a Full Hotel Licence with Regular Extensions.

### TRADE

The hotel achieves strong profitable turnover from year round trade. Figures will be made available to genuinely interested parties subsequent to viewing.

### PRICE

Offers over £475,000 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 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.

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.



We have a large team of legal experts in-house and can act in all legal matters arising to include Conveyancing and Licence Transfers.

### DIRECTIONS

The Westerlea Hotel is clearly signed on the main A96 centrally to Nairn.

The town has excellent transport links, a good bus service, its own railway station and is only 6 miles from Inverness Airport.

### WEBSITE

[www.westerleahotel.co.uk](http://www.westerleahotel.co.uk)

### VIEWING

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

ASG Commercial

York House

20 Church Street

Inverness IV1 1ED

Tel: 0845 4500790

Fax: 01463 711083

E-mail: [info@asgcommercial.co.uk](mailto:info@asgcommercial.co.uk)

Website [www.asgcommercial.co.uk](http://www.asgcommercial.co.uk)

### OFFERS

All offers should be submitted in writing to ASG Commercial with whom purchasers should register their interest if they wish to be advised of a Closing Date.

