



Commercial

THE ACHILTY HOTEL, CONTIN, BY STRATHPEFFER, ROSS-SHIRE

Hotels
Guesthouses
Licensed
Retail

Beautifully presented, attractive and traditional, AA 3 Star, Highland Hotel.
Excellent roadside trading location on the busy A835, Inverness – Ullapool route
Strong year round mixed trade with potential for further expansion
Additional self-catering development consents
Spacious staff accommodation and 11 good quality en-suite letting bedrooms
Includes comfortable flat for resident owners.



The Achilty Hotel typifies the phrase "must be viewed to be fully appreciated". With significant development consents in hand this very substantial property already trades on a commercial footing, yet hosts significant potential for expansion.

Offers Over £545,000

York House
20 Church
Street
Inverness

Telephone
0845
450 0790

DESCRIPTION

The Achilty Hotel is a traditional, fully licensed thriving Highland Hotel, originally a Drovers' Inn the hostelry dates as far back as 1700. The hotel is an impressive building with a commanding roadside presence in the Highland village of Contin set amidst the beautiful Ross-Shire countryside. The historic origins of the Hotel are reflected in both the character of the property and the warm welcome extended to its wide range of patrons today, complimented by a smart range of décor and facilities that have earned the business a 3 star AA rating. The hotel enjoys trade across the three traditional income streams of catering, beverage sales and accommodation. Well-equipped bedrooms are of good proportions, are most comfortable and all benefit from en-suite facilities. High quality catering combines with personal service, fine wines and a range of Scottish malt whisky in a fashion that proves popular with both residents and locals alike, resulting in a significant level of repeat business.

The property is very spacious and would readily support weddings and other functions thereby making full use of the extensive Public Areas. The large Restaurant, Conservatory, Meeting Room, Courtyard Patio and spacious Lounge Bar would easily accommodate full wedding parties, and could be promoted as such, all with the benefit of beautiful Highland surrounds.



The Achilty Hotel is situated on a generous 2 acre roadside site amidst the village of Contin, an ideally central base for touring and exploring the Scottish Highlands with excellent access to the beautiful west coast and Plockton, Inverewe, Ullapool and Gairloch. The Victorian spa village of Strathpeffer complete with 18 hole golf course is only 3 miles away and the historic market town of Dingwall is only 8 miles distant beyond which the arterial A9 leads north to Caithness and Sutherland. The picturesque village of Contin makes a popular tourist destination with an abundance of walks and cycle tracks. Fishing, golf and winter fieldsport are amongst other pursuits attracting guests to this welcoming Hotel. Tourists travel to appreciate the spectacular Highland scenery whilst ornithologists and naturalists find a host of bird and wildlife for their enjoyment. Further investigation of the locale reveals a curious story about the infamous Brahan Seer (a 16th Century prophet) and the local "Eagle Stone" which is found in nearby Strathpeffer. Guests find this tale together with the nearby 16th century Castle Leod, seat of the Clan Mackenzie (now open to



the public) very interesting. Contin makes a good base for touring, whether guests seek a whisky trail, Scottish Castles or a visit to mystic Loch Ness, all make for an exiting day out within comfortable reach.

The present owners bought the hotel in 1999 and have made a number of improvements to the property during their ownership. The business presently trades on a year round basis and there is significant opportunity to drive trade to new levels and encourage function business for which the property has adequate capacity. It has been decided to discontinue use of the sizeable Local's Bar and consent was obtained to convert this into a self-catering operation. Having reached retrial age the owners have decided not to pursue these plans to fruition and the business is now being offered for sale in its entirety - complete with development consent.

THE PROPERTY

Dating from 1700 the hotel is of traditional construction and stands in its own generous grounds amidst the village of Contin. Roofing is largely pitched with a small area of flat roofing. Accommodation is arranged over three floors as follows:-

PUBLIC AREAS

The main hotel entry has two panelled glazed outer doors which open immediately into the welcoming Reception Hallway. The corridor to the right in turn offers access to all Public Areas including the most comfortable Wyvis Lounge. This spacious lounge benefits from attractive lighting, well appointed soft furnishings and an excellent choice of books and games. Double glass panelled doors open from the Wyvis Lounge into the smart Sun Lounge, a very popular room with guests. The Sun Lounge runs along the roadside elevation of

the property offering access to both the Meeting Room and ultimately the hotels impressive Restaurant. The Restaurant is rich in atmosphere, with its high beamed ceiling and ambient lighting. To the other end of the Hotel, accessed internally or via its own separate entry is the commodious Lounge Bar. This has a substantive servery to one end and enjoys visible rough-hewn stonework down either wall. The rough stonework, beamed ceiling and attractive wall lights again maintain a character in keeping with the historic origins of this impressive property. Smart servery downlighting, an up to date music system and comfortable modern seating see present day facilities seamlessly blend with the quality and spaciousness of the business. At the opposite end from the servery sits a significant stone built fireplace complete with woodburing stove. There is also a small dancefloor area. To the rear of the Lounge Bar sits the now disused Public Bar which was closed by choice by the present owners. They obtained consent to convert the second spacious Bar into a self-catering facility, however, having decided to retire have not carried out the works. The Public Bar itself has a substantial servery, conveniently sitting back to back with that of the Lounge Bar. The Public Bar offered darts, pool and other entertainment when in use. New owners may choose to reopen the Public Bar, reconfigure it or indeed forge ahead with the self-catering development for which consent has been obtained.

LETTING BEDROOMS

The hotel has 11 letting bedrooms (4 twin and 7 double bedded), sleeping 22 guests. All benefit from en-suite facilities. Bedrooms are most comfortable, attractively furnished and are well equipped with televisions and tea/ coffee making facilities.





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HSPC Ref No: 29953



OWNERS ACCOMMODATION

A beneficial feature of the business is the owners flat located on the ground floor. This incorporates an attractive, spacious lounge, large shower-room and 2 bedrooms. The central ground floor location offers owners a high level of self-contained privacy and yet is situated conveniently near to the Hotel's main Reception Area.

STAFF ACCOMMODATION

Two en-suite bedrooms are retained for the use of resident staff together with a further large staff flat comprising of Lounge, Kitchen and en-suite Bedroom. This valuable accommodation could provide additional guest capacity or would form a desirable self-catering letting unit.

SERVICE AREAS

The hotel has a good-sized, well equipped Commercial Kitchen and wash up area. There is a large versatile Utility Room off the kitchen which accommodates the dry goods store and freezer space. There is a separate Wine Store and Spirit Store. A good sized Administrative Office sits conveniently off the main Reception Hallway. The Cellar has good access for deliveries and is placed beside the main bar servery, keeping beer lines short. There is a Staff Room and a Laundry.

GROUND

The hotel stands in private grounds with parking for some 30 cars. A detached double garage sits to the rear of the hotel. There is the added benefit of a courtyard patio area to the front of the building.

DEVELOPMENT CONSENTS

The substantial Public Bar is no longer used as the owners' has planned to convert this into a self catering unit. Full consent for the conversion has been obtained, however, with impending retrial this has not been carried as the option of either conversion or rejuvenating the Bar trade will be left to new owners.

SERVICES

Mains electricity and water. Gas fired central heating. Propane gas. Private drainage.

LICENCES

The New Premises Licence has been applied for.

TRADE

Trading figures will be made available to genuinely interested parties subsequent to viewing.

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.



PRICE

Offers over £545,000 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. 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

Inverness 19 Miles, Dingwall 8, Strathpeffer 3.

Heading from Inverness take the main A9 to the Tore roundabout, taking the 2nd exit which is the A835. At the next roundabout again take the second exit and stay on the A835 for around 6 miles until you reach the village of Contin. The hotel sits beside the road to the west end of the village.

WEBSITE

www.achiltyhotel.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

Website 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.

