

Hotels, Guesthouses, Licensed, Retail



Commercial

Amaryllis Guest House Cullen, Morayshire

Hotels
Guesthouses
Licensed
Retail

STB 3-star wholly refurbished, fully licensed Highland guest house.
Prime roadside trading location in the popular seaside town of Cullen.
An exceptional "home and income" lifestyle opportunity.
Eight excellent E/S Letting Bedrooms with superb public areas.



The retirement sale of Amaryllis Guest House creates the opportunity to purchase this attractive and substantial property, offering both a desirable self employed lifestyle and a genuine business development opportunity.

Offers Over £399,500

**York House
20 Church
Street
Inverness**

**Telephone
0845
450 0790**

DESCRIPTION

The Amaryllis Guest House is a most attractive and very substantial business extending a warm and friendly welcome to all of its clientele. The property itself has been long established and following various extensions over the years is presented today in pristine condition with a smart range of modern facilities which appeal to a broad base of visitors. From a commanding roadside position this Guest House is ideally situated in the popular coastal town of Cullen attracting a variety of clientele. Only a short walk takes guests to spectacular Cullen Bay with its beautiful beach and active small harbour. With the benefit of this prime central site in the town, the property attracts year round trade. The present owners, who are poised to retire from the hospitality trade, run the business as a "Home and Income" lifestyle venture and find that the present method of operation has suited them perfectly. Historically the business has operated as a Hotel generating a higher volume of trade and this may be a developmental aspect of the business that may appeal to new owners.

High quality accommodation is provided from 8 excellently presented, comfortable letting bedrooms, all of which benefit from smart décor and modern en-suite facilities. Though accommodation drives the bulk of income, supplementary turnover is derived from the sale of meals and beverages. Presently meals are provided for guests only in the attractive restaurant during the evening only. This is reflective of the present owner's choice of



operation as there is a significant level of demand for food and beverage sales throughout the day within this geographical location.

The owners recognise the business value of the premises licence and this has been renewed under new regulations thereby positioning the business for a return to offering more full 7 days a week services to residents and non residents alike, should new owners wish to develop the business. The welcome extended by the Guest House has encouraged a number of regular guests, a broad mix of businessmen, tourists and sportsmen. Golf is a great attraction in the area and there is a great choice of courses including a challenging 18-hole links course at Cullen itself.

The bustling north east town of Cullen sits on a hillside overlooking its beautiful Bay on the Moray Firth and its working harbour. The area is ever popular with a wide range of visitors whether golfing, fishing or enjoying the rich flora and fauna of the area. Ornithologists and naturalists are not short of interests here including bottlenose dolphins in the bay and the scenic north east coast has always been a popular tourist destination whether as a convenient base to explore numerous distilleries or to visit archaeological sites and historic castles.



The present proprietors bought the hotel in 1998 and it has provided them with a rewarding and enjoyable lifestyle to date. Running the business to suit their own trading preferences has resulted in repeat trade and the forging of friendships with regular guests. It is the owners' planned retirement that brings this highly desirable property and business opportunity to the market.

THE PROPERTY

The Amaryllis Guest House is a detached property of traditional construction. A substantial building, stone built under a pitched slate roof and with a small area of flat roofing the hotel has accommodation arranged over 2 levels.

GUEST AREAS

Entry to the Guest House is via two solid outer doors which look onto the main road and open into an entrance portico off which a glazed inner doorway leads into the main reception hallway. To the left off the reception hallway a fully glazed door opens into the guests restaurant; a smart, well appointed facility. A bright and amiable ambience is assisted by a smart range of modern wall and ceiling lighting, high quality décor and well appointed furnishings. Adjoining the Restaurant is a spacious guest lounge which also exhibits high quality décor and furnishings. The lounge has a great deal of character with smart wood panelled walls, a brick built fireplace and a large bar servery complete with well equipped gantry and modern down-lighting. A background music system adds to the range of facilities. This facility in turn leads to a comfortable large TV room. To the other side of the building, turning right from the main entrance is the exceptionally spacious owner's accommodation. From the Entrance Hallway the stairwell is to the right leading upstairs to the 8 en-suite letting bedrooms all of which are on the first floor.

LETTING BEDROOMS

The Guest House has 8 letting bedrooms to sleep 18 guests (3 triple rooms; 2 double rooms; 2 twin rooms and 1 single room). These are all well-appointed and most comfortable all with modern en-suite facilities. Rooms have central heating, tea/coffee making facilities, radio alarms, hairdryers and colour television.

OWNERS ACCOMMODATION

At present the resident owners utilise a substantial room on the ground floor.

SERVICE AREAS

The property boasts a particularly well equipped commercial kitchen, washing-up area and large still room. A door from the kitchen opens to the rear of the building where a double garage and garden workshop are located, these benefit from mains electricity. The business also has a fridge / freezer and dry goods store, laundry and beer cellar. Ladies and gents restrooms are conveniently located on the ground floor.



GROUNDS

The business benefits from a very well maintained private enclosed garden to the rear of the property which is mainly laid to grass and flower borders, framed by a stone dyke and a solid wooden fence. This has an attractive range of flowering plants and shrubs together with outside seating and a paved path which leads round the building to a wooden gate to the road at the front. Additionally, the Guest House also has a large gravelled car park.



SERVICES

Mains electricity, gas, water supply and drainage. Gas fired central heating.

LICENCES

The business holds a new Premises Licence.

WEBSITE

www.royaloakcullen.com (temporary)

TRADE

The Amaryliss Guest House is an easily run lifestyle business and could be simply managed by a couple without the need for employing staff. The present owners choose to focus upon accommodation and evening catering, however, there is significant scope to promote more active bar and daytime trade. Accounting information will be made available to seriously interested parties subsequent to formal viewing.

PRICE

Offers over £399,500 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

Keith 10 miles, Elgin 30 miles, Aberdeen 50, Inverness 72.

Per the inset map, Cullen is readily located whether travelling from the Inverness or Aberdeen side of the town. The Amaryliss Guest House is easily found it holds a commanding roadside location central to the town by the viaduct

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.



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.