



GLENALADALE GUEST HOUSE, FORT WILLIAM

Rarely available, immaculate 4 Star Victorian Guest House
Easily run, highly profitable, "Home and Income" Lifestyle Opportunity
Prime trading location in Fort William fronting onto the busy A82 Tourist Route
Includes comfortable owner's accommodation, all amidst beautiful mature gardens
Substantial second floor offers development potential subject to consent
Includes former Stable with planning permission for conversion into a dwellinghouse



Not only is this exceptional Victorian Guest House with strong established trade offered for sale, the spacious second floor offers excellent development potential.

Offers Over £575,000



Commercial

Hotels
Guesthouses
Licensed
Retail

York House
20 Church
Street
Inverness

Telephone
0845
450 0790

DESCRIPTION

Glenaladale is a beautiful detached mansion enjoying intricate cornicing, deep faced skirtings and high ceilings in keeping with its Victorian origins. The substance of this elegant, stone built property can only be properly appreciated by viewing in person, where mature, landscaped gardens open onto a spectacular panorama across the tidal Loch Linnhe to the Ardgour Hills. Not only does Glenaladale offer exceptional Guest facilities and most comfortable Owners' Accommodation, it also benefits from prime roadside frontage overlooking the busy A82, the main west coast tourist route. The house has been impressively refurbished in the hands of the present owners and is now offered for sale in an immaculate state, so much so that it represents one of the finest examples of the much sought after "self employment opportunity" available on the market today. Glenaladale is an easily run, profitable "Home and Income" lifestyle business. The excellent facilities have been recognised by VisitScotland and the Guest House has been awarded a 4-Star rating.

Adding a warm and friendly welcome to these smart facilities and the tremendous setting results in the highly successful business formula that works so well today. The excellent property, spacious owners accommodation, smart guest facilities and strong trading figures come together to form this well established Guest House opportunity. Trade is buoyant and the business operates very profitably on purely a restricted bed and breakfast basis. Whilst this

suits the present owners there is significant development potential at Glenaladale. New owners may choose to introduce evening meals which would significantly add to turnover and there is significant space on the second floor of the building which is presently not utilised for trading purposes. This offers development potential for additional letting accommodation subject to consents. There is also Planning Permission for conversion of the former stable in the grounds which may lend itself to a self-catering venture.

Glenaladale is situated close to the centre of Fort William, most convenient for guests wishing to walk to the excellent range of nearby shops, restaurants etc. The town is recognised as the "Outdoor Capital of the UK" and with rugged mountains and deep sea lochs the area hosts some of Scotland's most spectacular scenery and with it a host of bird and wildlife. Miles of unspoilt countryside provide terrain to please walkers and climbers of all aptitudes. Sailing, water sports, coastal cruising and fishing are all available locally. Field sports and mountain biking are other popular pursuits and the proximity to Ben Nevis adds skiing to the list. The popularity of the area for Winter sports complements Summer Tourism to drive strong year round trade.

The present owners purchased Glenaladale in 2004 and have invested considerably in developing the facilities and trade. Their success has



created an enjoyable, rewarding and successful lifestyle. Running the business to suit their own trading preferences has resulted in much repeat trade. It is a planned relocation that brings this excellent home and income opportunity onto the market.

New owners could enjoy the established profitable trading pattern as it stands or alternatively aim to further develop the business and exploit untapped potential. Evening meals could be offered to further build turnover together with wine and spirit sales subject to licensing consents. Letting Accommodation could also be expanded and the planning permission could be fulfilled - perhaps for a self catering venture.

THE PROPERTY

Circa 1870, of traditional construction Glenaladale is an elegant, detached Victorian villa, stone built under a slate roof. The property has 3 floors and sits in spacious mature gardens. The former Stable in the grounds has development consents.

PUBLIC AREAS

To the front of the house steps and an attractive wrought iron handrail lead to protective double Outer Doors which open into the Entrance Portico with a partially glazed Inner Door which opens into the Reception Hallway. To the left is the bright and commodious Breakfasting Room which has beautiful ornate cornicing, a high ceiling and deep skirtings, all reflective of the Victorian origins of this substantive property. The Breakfasting Room offers exceptional views across Loch Linnhe. Adjacent to the Breakfasting Area is the Resident's Lounge, with comfortable sofas, CD player and occasional lamps / tables; it is a popular area for relaxing. Stairs lead up from the Reception Hallway to all Guest Bedrooms. These are presently 6 in number; however, there is scope to increase letting capacity from within existing accommodation.

LETTING BEDROOMS

The guesthouse currently has 6 Letting Bedrooms to sleep 13 guests (1 Suite, 1 Triple and 3 Double). All bedrooms benefit from modern en-suite facilities other than the Suite which consists of a Triple Bedroom and a Single Bedroom with Private Family Bathroom. These are all very comfortable, attractively furnished, have central heating, television, hairdryer and tea/coffee hospitality trays.

PRIVATE ACCOMMODATION

The present Owners Suite (Two Double Bedrooms and private Shower Room) is conveniently located to the rear of the house with the benefit of its own private outside access from a secluded patio area. The Suite offers easy access into the spacious Kitchen which caters to both personal and business needs and has a Dining Area. Off the Kitchen the Owners have a beautiful, spacious Private Lounge which benefits from the beautiful loch side panorama.

The second floor of the building has a dedicated separate stairway off the upper hallway and additional scope for further letting capacity (subject to consents). It offers excellent storage. The space would readily convert into a self-contained flat, already has bright velux windows, smart sunken lights and electrical supply.



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SERVICE AREAS

The house benefits from a spacious well equipped Kitchen and washing-up area. This has a breakfast bar, Dining Area for Resident Owners, large Rangemaster Cooker and Fridge / Freezer / Dishwasher as would be expected. A small stone built outbuilding tucked close behind the main house makes an excellent Laundry. A second outbuilding is used as a Drying Room. A large detached double garage with electric supply provides storage capacity and is also used as a workshop etc.

GROUNDS

The house sits amidst attractive mature gardens. There are a number of outbuildings etc, the stand alone Laundry, double Garage, further store also used as a Drying Room and finally the detached former Stable. The main drive to the right is laid to tarmac and offers ample Private and Guest parking. The second drive is retained purely for pedestrian access and is laid to attractive red gravel.

DEVELOPMENT POTENTIAL

The significant second floor of the property hosts excellent development potential, subject to consent, and planning permission has been granted for conversion of the former Stable block which sits in the grounds.

On a trading note there is clearly an opportunity to increase letting capacity and to provide evening meals, perhaps supplemented by a liquor licence subject to approvals.

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

TRADE

The present trading pattern maintains turnover close to the VAT threshold. In addition to a most comfortable home the business generates a healthy level of profitability. Full figures will be made available to interested parties subsequent to viewing.

PRICE

Offers over £575,000 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

The Guest House is clearly signed and easily found on the A82 overlooking Loch Linnhe central to Fort William

WEBSITE

www.glenaladale-house.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

Web: 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

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