

Hotels, Guesthouses, Licensed, Retail



Commercial

Hotels  
Guesthouses  
Licensed  
Retail

## TENANTED HOTEL & OWNERS HOUSE BALINTORE, ROSS-SHIRE INVESTMENT OPPORTUNITY

Substantial asset in a spectacular seafront setting

Attractive 4-bedroom coastal Hotel and comfortable 2-bedroom owners house

Excellent potential for capital asset growth

Settled tenants under a 25-year Full Repairing and Insuring Lease

Annual rental income £16,440 with 3 yearly rent reviews



The sale of the Balintore Hotel offers a rare opportunity to own an attractive investment property located within stunning coastal scenery. The asset value is assured with a good rate of return on investment.

**Offers Over £295,000  
(Freehold)**

York House  
20 Church  
Street  
Inverness

Telephone  
0845  
450 0790



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HSPC Ref No: 40617



### ASSET DESCRIPTION

The original building is of Victorian origin of traditional stone construction under pitched slate roof. The Hotels sympathetic extensions are flat roofed with accommodation arranged over two levels as follows:

### HOTEL PUBLIC AREAS

Large Stylish Reception Area  
Fully Tiled Ladies and Gents W.C  
Restaurant with Bar Servery (34 Covers)  
Modern and Themed Public Bar  
Private Dining Room (24 Covers)  
Four Comfortable En-suite Letting Bedrooms; two fully refurbished.  
Off Road Parking for 12 Vehicles

### OWNERS ACCOMMODATION

A Modern Building Set over Two Floors  
Two Double Bedrooms (1 En-suite and 1 with Private Facilities)  
Dining Room, Kitchen and Lounge

### HOTEL SERVICE AREAS

Modern Commercial Kitchen  
Pot Wash / Still Room  
Walk-in Refrigeration Unit  
Spacious Laundry Room  
Street Level Access Beer Cellar  
Administrative Office  
Staff Toilet / Changing Facility

### SERVICES

Mains electricity, water and drainage. Oil fired central heating. Propane gas for cooking.

### LICENCES

The business has a premises Licence under the Licensing Scotland Act 2005.



### 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 are invited in the region of £295,000 for the heritable property and trade contents (according to inventory).

### 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

Tain 10 miles, Inverness 42 miles. From Inverness head north on the A9 and at the Nigg roundabout turn right, following signs to Balintore. Follow this road for approximately 2 miles turning left as sign posted towards the village. After a further 2 miles you need to turn right and here you enter Balintore. The Hotel is situated on the main street within Balintore, left of the main harbour heading towards the village of Hilton.

### 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)

### 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.

