



Commercial

Hotels
Guesthouses
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THE ROSEGROVE GUEST HOUSE, DULNAIN BRIDGE, INVERNESS-SHIRE

Attractive modern 3-star Highland Guest House in idyllic surroundings.

Easily run and profitable, "Home and income" lifestyle opportunity.

Excellent trading location near to the busy A95 within the Cairngorm National Park.

Six most comfortable letting rooms and 2-bedroom owner's accommodation set amidst beautiful mature gardens surrounded by imposing mountains and forests.

The sale of the Rosegrove Guest House represents a great self-employment "lifestyle" opportunity within the beauty and splendour of the Cairngorm National Park. The business has considerable potential for further development increasing turnover and profitability.

Fixed Price £360,000

York House
20 Church
Street
Inverness

Telephone
0845
450 0790

DESCRIPTION

The Rosegrove Guest House is a substantial and attractive modern building constructed in circa 1977. It is located in beautiful, mature, landscaped gardens enjoying a roadside frontage. On a minor road that leads to the busy A95, Aviemore to Elgin Road, only ¼ of a mile away, the property is readily accessible and easy to locate. Dulnain Bridge is a characterful Highland village of about 500 inhabitants, situated in the heart of the Strathspey region. The village comprises of two communities, Dulnain Bridge itself is centred to the north of the 18th century bridge which has a post office/shop and a garage. The other is the crofting community of Skye-of-Curr which stretches for about a mile to the south, terminating at the famous Speyside Heather Centre. The Rosegrove Guest House is centrally situated within this area.

This Guest House offers a warm and family friendly welcome where comfort and quality of service feature highly. Over recent years the present owners have steadily improved the standard of provision, bringing this desirable property onto the market in very good condition. There remains scope for a new enthusiastic owner to bring fresh eyes to the business to improve it further, developing both the surrounds and service provision. Trade has been buoyant, operating on a profitable footing on bed and breakfast basis with a restrictive meal provision. In recent times the business activity levels have been limited due to a severe family illness, hence the reason



for bringing this property to the market. However, this business has a proven ability to provide a home and income lifestyle opportunity.

The Rosegrove Guest House is situated between the bustling town of Grantown-on-Spey and the thriving tourist village of Aviemore; both exceptionally popular holidaying venues, attracting many visitors to the area. These nearby centres of population are also highly convenient for guests wishing to partake in the excellent range of nearby services, shops, restaurants etc. The Guest House sits conveniently for the three major tourism "trails" dedicated to golf, castles and distilleries and is also a Mecca for mountaineering enthusiasts for both summer and winter sports including trekking, climbing and skiing. Within a short drive of the Guest House golfers have access to a number of golfing venues; the most prestigious being Boat of Garten Golf Club designed by one of the grand masters of golf James Baird. The numerous lochs and sporting estates in the locality provide for a multitude of water sports and adventurous activities. The River Spey is a continuous draw to a great many fishermen seeking to land its famous salmon. The Cairngorm National Park also attracts the more passive tourist that enjoy the natural beauty of the geological, flora and fauna which is in abundance in the area. In particular the region is an attractive



haunt of birdwatchers. In addition to the tourist trade, the Rosegrove Guest House also capitalises on income derived from commercial trade and local private individuals using their facilities.

The Rosegrove has afforded the current proprietors with an enjoyable, rewarding and successful lifestyle to date. Running the business to suit their own trading preferences has resulted in much repeat trade and the forging of many friendships with regular repeat visiting guests. Catering to their desire for an easily run business, the owners operate on purely a restricted bed and breakfast basis with limited catering for evening meals. However, 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. Additionally lunches could be served to guests and the present owners have identified a market but due to family health pressures have been unable to capitalise on this aspect. Moreover, with more aggressive marketing and promotions letting accommodation income could also be expanded.

THE PROPERTY

Of timber framed construction the Rosegrove is a highly attractive detached modern villa. With a conservatory overlooking well maintained landscaped gardens in the foreground and the rugged Cairngorm Mountains framing the rolling Spey valley, this property is set in idyllic surroundings.

PUBLIC AREAS

Fronted by mature gardens of hedges and fir trees is a tarmac driveway leading to ample parking for 8 vehicles. The main entrance to the Guest House is via the bright and airy conservatory which also doubles as a



breakfast / dining room which comfortably seats 12 persons. From here, guests as they take their meals and refreshments, frequently observe many and varied birds, squirrels and deer roaming freely. Further into the building along a corridor the spacious main guest lounge and supplementary dining area is arrived at. This large room is both comfortable and homely. Stairs lead from the hallway to all six guest bedrooms.

LETTING BEDROOMS

The guesthouse currently has 6 letting bedrooms to sleep 14 guests (1 family room (sleeps 4) and 5 double / twin rooms). Bedroom 1 can also take a 'Z' bed and room 3 has a futon which can increase capacity. Three bedrooms benefit from en-suite facilities, with the remainder sharing a bathroom. All rooms are comfortable, attractively furnished, have central heating, radio alarms, hairdryer and tea/coffee hospitality trays.

PRIVATE ACCOMMODATION

The spacious owners' accommodation is a positive feature of the business. Situated on the ground floor, there are two double bedrooms, a spacious office / lounge and a large family bathroom.





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HSPC Ref No: 30872



SERVICE AREAS

The house benefits from an excellent modern kitchen and washing-up space. There is a separate laundry room.

GROUNDS

The Rosegrove Guest House is a substantial property and benefits from easy access from its adjoining road. There is ample parking for 8 cars, sufficient for business and personal needs. Attractive mature gardens complement this pleasant property coupled with ample areas of lawn. There remains the possibility for further building development within this spacious property. A garage, plus workshop and laundry are all with electrical power. An additional garden shed plus a number of other storage facilities lay to the side and rear of the building.

DEVELOPMENT POTENTIAL

Within the present operation of the business there is scope to increase letting capacity if so desired. There is also the opportunity to introduce the provision of evening meals together with a table licence subject to consents. These measures would significantly boost turnover beyond its present level with limited associated capital outlay.

SERVICES

Mains electricity, water and drainage. Partially double glazed and oil fired central heating.

WEBSITE

www.rosegroveguesthouse.com

TRADE

Trading is below the VAT threshold and full figures will be made available to interested parties subsequent to viewing.

PRICE

Fixed price £360,000 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 Rosegrove Guest House is 1/4 of a mile from the Speyside Heather Centre just off the main A95 Aviemore to Elgin road, which can be accessed from the arterial A9 Inverness to Perth route. If travelling from Inverness turn off for Dulnain Bridge at the Carrbridge turnoff and heading from the south (Perth) turn off onto the A95 sign posted Elgin. Turning off the A95 at the Speyside Heather Centre, Rosegrove Guest House is well signposted on the right.

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

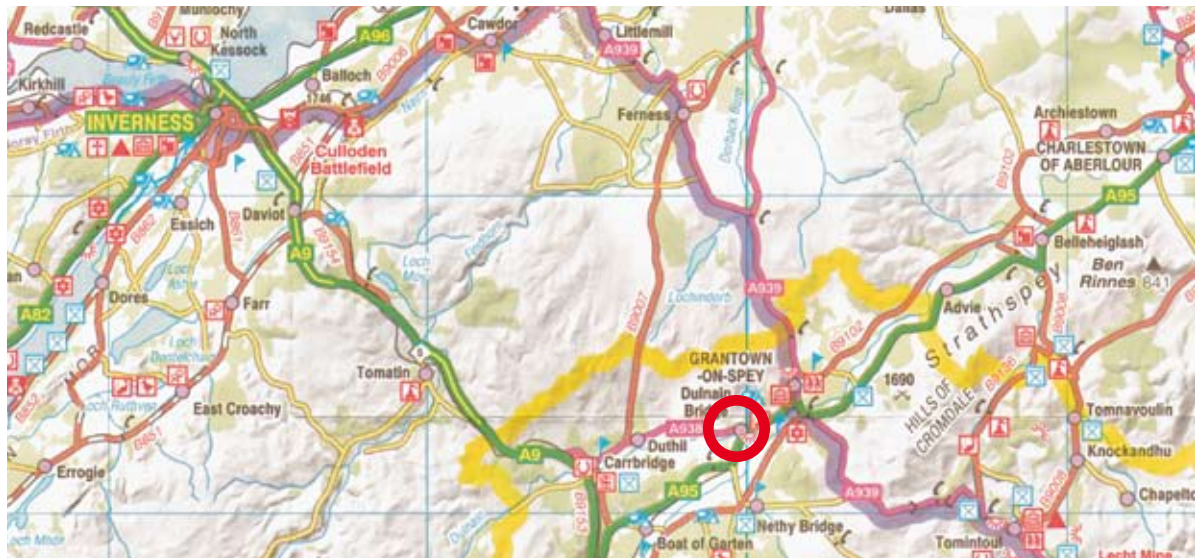
Fax: 01463 711083

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

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.