

Hotels, Guesthouses, Licensed, Retail



SEAFIELD LODGE HOTEL, GRANTOWN-ON-SPEY

Rarely available, immaculate, top quality Highland Hotel with solid trading figures
Fourteen excellent letting bedrooms and superb public facilities
An excellent opportunity for a "Home and Income" lifestyle opportunity
Excellent central trading location within the ever popular town of Grantown-on-Spey
Includes modern spacious owner's accommodation



This sale offers a well maintained hotel with excellent facilities, ready to operate. The business represents a tremendous opportunity for a motivated team to build on the successes already achieved. The Seafield Lodge is perfectly located to take advantage of year rounding trading.

Offers Over £495,000



Commercial

Hotels
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York House
20 Church
Street
Inverness

Telephone
0845
450 0790

DESCRIPTION

The Seafield Lodge Hotel is a substantial and attractive Victorian property, dating back to 1879. Built by the first Provost of Grantown-on-Spey, who was a carpenter, the property is bedecked in wood panelling. The Hotel boasts a well-recorded history and is steeped in memorabilia of days gone by. Located close to the centre of Grantown-on-Spey, it is an elegant stone built property offering a warm and friendly Highland welcome to its guests. Over recent years the present owners have developed a business where comfort and quality feature highly and now bring the property to the market in immaculate condition. Trade is buoyant and the business operates profitably despite considerable expenditure on upgrading facilities and management systems. The substantial property, spacious owners accommodation, smart guest facilities and strong trading figures come together to form this excellent opportunity to purchase a well established hotel.

The Seafield Lodge Hotel is situated close to the centre of Grantown-on-Spey, highly convenient for guests wishing to walk to the excellent range of nearby shops, restaurants etc. Grantown-on-Spey has a variety of facilities for visitors and sits at the confluence of three major tourism "trails" dedicated to golf, castles and distilleries. The Town has its own excellent 18-hole golf course and the area is home of the famous Boat of Garten Golf Course. The area is also renown for its salmon fishing along the River Spey and the Hotel has a long tradition associated with the



sport. In addition, the Cairngorm Mountains offer a range of mountain sports from trekking in the summer to skiing in the height of winter. In particular the area attracts a large number of bird watchers. With a host of tourist and leisure facilities within a short drive, Grantown-on-Spey has a wide range of choice and activities for visitors to pursue and is an ideal geographic location as a base from which to tour both the Highland and Grampian regions of Scotland.

The present owners bought the Seafield Lodge Hotel in January 2006 and it has offered them an enjoyable, rewarding and successful lifestyle to date. Imprinting their personalities on the business has resulted in a high degree of repeat trade and the forging of many friendships with regular guests. The business operates utilising the three main income strands; food, wet sales and accommodation, with each activity area complementing the other. However, the main income source for the business is the high quality accommodation. This business would therefore be ideal for someone coming into the hospitality industry for the first time. However, there remains scope to drive the other business income streams as the current operators chose to direct their attentions to other business activities. Now seeking new challenges, it is their planned change of business direction 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 through more effective marketing. There is scope within the business to increase income and therefore profitability through a more dynamic approach to the business.

THE PROPERTY

Of traditional stone construction the Seafield Lodge is a highly attractive, detached Victorian building under a slate roof. Modern extensions have been sympathetically added to the side of the property and the policies consist of well maintained grounds.

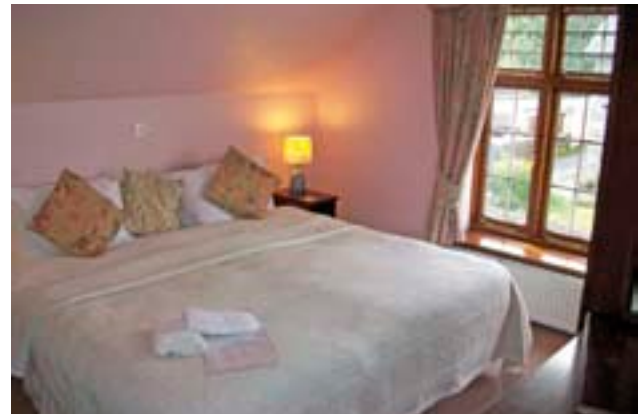
PUBLIC AREAS

Leading from the main road along a paved path is a most impressive and spacious vestibule, laid with its original floor tiling, that follows on to a bright and airy reception area, with high ceilings and splendid décor. Immediately to the right is an elegant dining room prepared to receive 70 seated guests for dinner. This room is decorated to an exceptional standard and benefits from a comfortable lounge seating area. Used by local associations and groups, in addition to guests and visitors, this room has a number of uses and can be adjusted into two separate rooms by use of a partition. The dining

room is highly appropriate for weddings and other formal functions. To the left of the reception area is the lounge bar which is again presented with pitched pine panelling and a large collection of pictures that depict the history of the area and the 'sporting association' of the Hotel. The bar has a mix of seating styles to accommodate 30 customers. The ample bar displays a full gantry and is very well presented, with a good selection of single malt whiskies. The bar benefits from a solid fuel / wood burning open fire that provides a snug backdrop to an already charming room. To the rear of the bar are the ladies and gents toilets. Along a short corridor leading from the bar is a superbly presented private dining facility, which couples as a breakfast room. With views of the garden and splendid lemon coloured décor, this bright facility is most popular with locals for small private functions. This room can be accessed from its own private staircase that leads to a most opulent guest lounge that is wood panelled with comfortable seating. From here access can be gained to the 14 en-suite bedrooms.

LETTING BEDROOMS

The Hotel boasts 14 letting bedrooms to sleep 27 guests (2 Suites, 7 twin rooms, 4 double rooms and 1 single room). All bedrooms benefit from modern en-suite facilities. These





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are all very comfortable, attractively furnished, have central heating, colour television, radio, hairdryer and tea/coffee hospitality trays. Of particular note is that 2 bedrooms are suites which provide excellent comfort and space for longer stay guests. Room tariffs range from £45 for a single room to £110 for a suite.

PRIVATE ACCOMMODATION

The spacious Owners' accommodation is a tremendous feature of the business. Set out on the ground floor there is a large lounge, 3 double bedrooms and family bathroom. This accommodation has been refurbished and has good storage spaces. Separate access to this accommodation is afforded from the garden area. The family use the main Hotel kitchen facilities for meals etc.

SERVICE AREAS

The Hotel benefits from excellent food preparation areas. The main kitchen is ergonomically laid out making sensible use of the available space. It is ideally located for effecting food service both to the bar and the dining room. Across from the kitchen is a spacious pot-wash area which again is functional. To the rear of the pot-wash area is the cellar. To the left of this room is a storage area which doubles up as a sweet preparation area. Walking towards the dining room is a still / service area which is predominately used by waiting staff in the preparation of teas & coffees etc. There is a separate boiler / laundry room, staff toilets and linen store. A large office completes the very effective service areas.

GROUNDS

The Seafield Lodge Hotel is a substantial property and benefits from a prime roadside trading location. There is parking for approximately 14 cars to the rear of the building, with off road parking to the front for 4 cars. To the rear of the Hotel is an attractive mature and well maintained garden that complements this prestigious property. A small south facing sitting out area laid to stone slabs is provided for guests. The business benefits from two sheds used as a workshop / storage facilities.

DEVELOPMENT POTENTIAL

Within the present range of business activity there is scope to increase letting capacity of accommodation with a proactive marketing campaign if so desired. There is also the opportunity to introduce the provision of specialist evening meals to entice further patronage. These measures would significantly boost turnover beyond its presently successful level with limited associated capital outlay.

SERVICES

Mains electricity, water and drainage. LPG Gas is used for cooking. Partial double glazing, Gas fired central heating.

TRADE

Full figures will be made available to interested parties subsequent to viewing.

PRICE

Offers over £495,000 are invited for the heritable property complete with goodwill and trade contents Property Misdescription Act 1991

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(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 35 miles, Elgin 36 miles, Perth 96 miles and Aviemore 15 Miles

The Seafield Lodge Hotel is situated on Woodside Avenue in Granttown-on-Spey. – see map.

WEBSITE

www.seafielddodge.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.



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