



Commercial

JOHN O'GROATS GUEST HOUSE, CAITHNESS, KW1 4YR

Hotels
Guesthouses
Licensed
Retail

A good quality guest house within a spectacular setting with tremendous development potential

An easily run self-employment operation providing an excellent work-life balance

A sound business opportunity with a superb trading location in a world famous destination

Elevated views of the stunning surrounding countryside and the Orkney Islands

Includes spacious 2-bedroomed owner's accommodation and 5 en-suite letting bedrooms



The sale of John O'Groats Guest House offers a rare opportunity to purchase a business within the world renowned region of Scotland that presents a lifestyle business with considerable income earning potential.

Offers Over £190,000

York House
20 Church
Street
Inverness

Telephone
0845
450 0790

DESCRIPTION

The John O'Groats Guest House is a substantial single story property which has a tremendous trading location on the A99 1 mile from John O'Groats harbour and ferry crossing. Benefiting from a prominent position the business offers a friendly welcome to its clientele who are attracted to the area from all around the world. Over recent years the present owners have upgraded the standard of the property bringing it onto the market in good condition. The current owners now trade purely on bed and breakfast basis reflecting their preference to run the business on a "lifestyle basis". There is no doubt that younger and enthusiastic new owners could increase the existing trade with more proactive marketing and the introduction of an evening meal service; both present a genuine opportunity to drive trade further whilst maintaining below the VAT threshold. Income is achieved from a wide clientele basis which includes anglers, ornithologists, those active in genealogical research, not to mention business clientele and of course tourism - the prime business driver. However, John O'Groats attracts an exceptionally high number of unique visitors who complete the John O'Groats to Lands End journey; be it for self-gratification or charitable fund raising. Such clientele do this journey mainly by walking or cycling but many and varied modes of transportation are used and unorthodox challenges seen. The letting accommodation is well presented, providing a good level of guest facilities; in combination with an attractive



dining room and well presented owners accommodation, John O'Groats Guest House is a "home and income" lifestyle opportunity within a breathtaking geographical environment.

As alluded to John O'Groats Guest House is uniquely situated in the extreme north of mainland Scotland, within the beautiful coastal area of Caithness with stunning views of the Orkney Isles. With breathtaking cliffs hosting innumerable seabirds including the puffin, which is one of the ornithologists favourites, and stunning golden beaches that stretch for miles the region has much to offer both residents and visitors alike. Though located within a sparsely populated area, the population of John O'Groats is approximately 300, the Guest House is within easy reach of both Thurso and Wick where there is access to a wide range of shops, restaurants, excellent recreational facilities. Nearby Castle of Mey, the former home of the Late Queen Mother, offers a taste of Scotland's historic past which attracts many visitors to the area. Moreover, the property is an idea base from which to plan a range of day trips in the region especially to the Orkney Islands using the nearby ferries at John O'Groats and Gills Bay. The shortest and most sheltered crossing to the Orkneys is the journey between Gill's



Bay and St Margaret's Hope, South Ronaldsay, providing a more appealing option to those who are unsure of sea travel. Gills Bay is only 4 miles from the Guest House and provides a crossing for both cars and passengers. For the genealogist research into ancient Brochs or perhaps the local Camster Cairns are aspects that appeal to many. Exceptionally popular with the area is the excellent Caithness trout and salmon fishing. The rivers Thurso, Wick and Forss are all well known and are highly productive as are lochs St John's, Heilan and Watten. Staying on the sporting front there are several 18 hole golf courses within comfortable reach, namely Thurso, Wick or the links course at Reay.

Previously the present owners have invested considerably in driving forward their turnover but have in recent years taken a more relaxed attitude in their approach to the business. It is with some regret that the current owners place the business onto the market as they plan to retire to the local area.

THE PROPERTY

Of stone construction John O'Groats Guest House is an attractive detached, single storey, villa under a flat roof, built in circa 1920. The property has had a number of sympathetic extensions to the original building and benefits from oil fired central heating.

PUBLIC AREAS

Entrance to the building is via a twin set of double doors which are accessed directly from the front gravel car park. The entrance portico leads straight into the spacious and bright, south facing, dining area which is used as a breakfast room and is laid to 4 tables that can seat 16 individuals. There is sufficient space to set a further table should this be required. In previous incarnations of the business this space was utilised as a compact shop and/or a cafe. There is little doubt that in the right hands it could be operated as a cafe once again, providing a welcome extra income stream

for the business and service to B&B customers. The current proprietors have indicated that a strong demand for this service exists during the summer months. Moreover, there is some capacity to undertake evening meals for guests subject to necessary consents. Presently within the dining room the current proprietors sell a small number of souvenir items, especially novelty tea pots; turnover from such items is minimal but adds an attractive feature to this public area. From the dining room a centrally located door opens into a corridor that in turn leads to two guest bedrooms. At the other end of the dining room a further door leads to the remaining 3 guest rooms. Though not specifically used by guests, there is a dedicated kitchen set aside for use within the B&B business which could be utilised to a greater extent than at present.

LETTING BEDROOMS

John O'Groats Guest House has 5 spacious and well appointed letting bedrooms to sleep 13 guests (two double rooms, one twin rooms and two family rooms). All rooms have good en-suite facilities, are fully furnished with colour television, hospitality trays and hairdryers on request. The present owners provide a cot for families staying at the Guest House.



A**S****G****Commercial**Hotels
Guesthouses
Licensed
RetailYork House
20 Church
Street
InvernessTelephone
0845
450 0790**HSPC**
hspc.co.uk

HSPC Ref No: 40103

PRIVATE ACCOMMODATION

Comfortable owners' accommodation is located on the ground floor with access from a private rear and front entrances. However, the layout of the property allows for easy access to the public areas via a well lit, double-glazed, corridor. The private accommodation is a significant attraction of this business, consisting of a substantial lounge, a spacious kitchen / diner, two bedrooms (one double and one single) and a family bathroom.

SERVICE AREAS/ FACILITIES

The business benefits from a large and bright kitchen that offers ample space for extending the current food operation. Adjacent to kitchen is a spacious utility room, which leads to the rear garden and car park area. Additionally, the business has an external laundry room.

GROUNDS

The frontage of the building is directly on to the A99 but has a small parking area to one side. To the opposite side of the property is a driveway laid to gravel leading to the rear of the building and a large gravelled car park which commands stunning views of the surrounding country side and beyond to Orkney. A wooden shed provides ample additional storage for guest bikes etc, which is an important feature for this particular business. Space is set aside as a drying area for laundry. There is ample parking for up to 10 cars which is easily accessible from the main road.

DEVELOPMENT POTENTIAL

The current operators readily accept that they maintain their business at a low level due to their age and other pressing interests. Energetic and motivated new owners could build upon the established trading pattern and possibly develop the business further by exploiting untapped catering potential.

SERVICES

Mains electricity, water and drainage. Oil central heating.

TRADE

Current trade is maintained at a restricted level by choice, operating purely on a restricted bed and breakfast basis. Current figures show profitability from a low trading position. Full accounting information will be made available to interested parties subsequent to viewing.

PRICE

Offers over £190,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items.

FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance to the hospitality trade. Paul Hart (Head of Commercial Sales) 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 business transfers.

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.

**DIRECTIONS**

John O'Groats is located close to the most northern tip of mainland Scotland. On leaving Inverness head north on the A9 and thereafter the A99, following signs for Wick. On arriving at Wick stay on the A99 continue heading north. 1 mile from John O'Groats on the A99 you will come across the well sign posted John O'Groats Guest House on the left hand side of the road.

Inverness 119 miles, Wick 16 miles, Thurso 19 miles and Lands End 874 miles.

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.

