



## OSPREY HOTEL, KINGUSSIE, INVERNESS-SHIRE, PH21 1EN

A good quality and spacious 8-bedroom, all en-suite, Victorian Highland Hotel  
Currently operating on a bed and breakfast basis with excellent development potential

Easy to operate "home and income" lifestyle opportunity in picturesque Kingussie

Excellent trading location on the popular A86 within the Cairngorm National Park; an ever popular tourist destination

Includes spacious owner's and staff accommodation



The sale of the Osprey Hotel represents a outstanding self-employment "lifestyle" opportunity - to own and operate a successful and profitable hospitality business which incorporates spacious owner's accommodation.

**Offers Over £335,000**



Commercial

Hotels  
Guesthouses  
Licensed  
Retail

York House  
20 Church  
Street  
Inverness

Telephone  
0845  
450 0790

## DESCRIPTION

The Osprey Hotel is a substantial and attractive Victorian building located within the town centre of Kingussie opposite the Duke of Gordon Gardens. The amenity level within the local community provides for all social, trading and educational needs of the owners and their family. This well-presented stone built property benefits from a dual aspect prime trading location on the corner of the A86 (Newtonmore Road) and Ruthven Road leading to the Railway Station. The Hotel has a number of endearing features but is presently undertaking business on a restricted bed and breakfast basis only. The proprietors have chosen to operate their business to suit their personal circumstances but maintain a welcoming and friendly atmosphere to all guests. During their tenure the current owners have undertaken some significant improvements. This impressive property combines spacious private accommodation, extensive service areas, comfortable guest rooms and good quality public amenity making this Hotel an outstanding business opportunity for motivated new owners.

The Osprey Hotel is conveniently situated within the heart of Kingussie providing good access to the excellent range of nearby shops, restaurants etc. Centrally located within the Cairngorm National Park, Kingussie is well served with facilities, services and attractions



for visitors to avail themselves of. Kingussie is considered an ideal central base for exploring the wider area including its superb and towering landscapes of the Cairngorm and Monadhliath Mountain ranges. Outdoor activities are many and varied but include hill walking and water sports in the summer months and the area benefits from ski provision, and snow and ice climbing in the winter. Other outdoor pursuits such as bird watching and fishing also draw a great many visitors to the region who take advantage of the abundance of wildlife in the Spey valley. There are a number of good quality golf courses within the vicinity, the most famous being Boat of Garten GC, which draw in enthusiasts of all abilities. For the less active visitor castles, wildlife parks and distilleries offer a more sedate holiday experience providing an insight into the culture and history of the area. Kingussie enjoys a most suitable geographic location as a base from which visitors can continue their odyssey of both the Highland and Grampian regions of Scotland.

The present owners bought The Osprey Hotel in November 2005 and



it provides an enjoyable, rewarding and successful lifestyle. However, due to changes in personal circumstances coupled with ailing health of one of the partners the business has been operated at much less than full capacity to suit a preferred work-life balance. The business retains its liquor licence under the Licensing (Scotland) Act 2005 with the capability to return to a full trading operation driving the three main income streams: food, wet and accommodation.

New owners could continue to operate the Hotel on purely a restricted bed and breakfast basis under the VAT threshold allowing them the opportunity to benefit from living in such a beautiful region. Alternatively incoming proprietors could aim to further develop the business and exploit untapped potential through more aggressive marketing and offering evening meals with a bar service thus building turnover / profitability.

### THE PROPERTY

Of traditional construction the Osprey Hotel is a substantial detached Victorian stone built property under a slate roof. With an attractive, yet restricted, walled frontage, the building has an imposing presence.

### PUBLIC AREAS

Through solid wooden double doors to the front of the building, a large entrance portico leads to an inner glass panelled door then into a spacious and bright reception area. The corridor leading to the left leads to the large guest lounge set with soft furnishings and a large bay window. Further along this corridor are two guest bedrooms. To the right of the reception area is a compact, yet beautifully presented, bar with both fitted and free standing furniture. The servery in the bar is a key feature with a wooden

counter and gantry. The bar leads through to a bright, well-decorated and commodious dining area set to 20 covers. Presently used primarily as a breakfasting room, in the past it has been utilised as a dining location for evening meals for both guests and walk-in clientele. This double aspect room benefits from ample natural lighting. Direct from the reception stairs lead up to the remaining 6 letting bedrooms, making 8 en-suite letting bedrooms in total.

### LETTING BEDROOMS

The Osprey Hotel benefits from 2 en-suite letting bedrooms on the ground floor and a further 6 en-suite letting bedrooms on the first floor. The Hotel is configured to sleep 15 guests (5 double, 2 twins and 1 single). All bedrooms benefit from en-suite facilities with a combination of tiled and wet-walled bath / shower rooms. The rooms located on the ground floor provide access to facilities for less able guests. All rooms are pleasantly furnished and decorated to a comfortable standard, have electric heating, colour television, radio alarm clocks, hair dryer and tea/coffee hospitality trays.





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## PRIVATE ACCOMMODATION

The accommodation available to owners for their private use is a significant attraction of this property. They currently make use of a very spacious double bedroom and en-suite facilities on the ground floor, which also has sufficient corridor space for utilisation as an office area. Additionally, on the ground floor there is a spacious lounge which is presented to a good standard and ideally located for controlling access to the property. On the first floor are two more standard double bedrooms which utilise a private shower room for owners / staff use.

There is good sized kitchen with tiled floors and oak effect storage units with an adjacent private dining area. The kitchen has an Aga cooker and a supplementary domestic gas cooker. Lighting is provided by 3 strip lights and has a domestic extractor unit. Off the dining area and to the rear of the property is a short hallway leading to a substantial utility room with 2 washing machines and a dryer and extends to include boilers / further storage space. This area gives access to the outside and to the adjacent garages forecourt via a wooden, glass panelled back door.

## GROUNDS

The Osprey Hotel has only a limited garden to the front which facilitates easy maintenance but the Hotel fronts on to the town green and is within a short walk of unspoilt countryside. The property has roadside parking but clients are permitted to utilise the extensive car park in the Duke of Gordon Hotel immediately across the main road.

## DEVELOPMENT POTENTIAL

The present owners accept that the business is not operating anywhere close to its true potential either as a guest house or hotel. With minimal capital outlay there is scope to introduce the provision of evening meals and a bar operation. These measures would significantly boost turnover beyond its presently level. There is also potential to reconfigure bedrooms so as to permit all owners accommodation to be situated on the first floor; this would be preferable for new owners with a young family.

## SERVICES

Benefiting from mains electricity, water and drainage, LPG gas is used for gas fires and the domestic cooker in the kitchen. The property has double glazing in all guest bedrooms. Oil provides the fuel for the Aga cooker. Wifi Internet access is provided throughout the Hotel. The building benefits from an integral fire alarm system.

## TRADE

The present trading pattern provides a comfortable family home and a modest level of profitability. Full trading figures will be made available to interested parties subsequent to viewing.

## LICENCES

The business has a premises Licence under the Licensing (Scotland) Act 2005 and full details of the operating plan can be made available.

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 over £335,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock to be transferred 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 Osprey Hotel is set on the main A86 Kingussie to Newtonmore Road on the southern edge of Kingussie. If travelling from Inverness leave the A9 on to the A86 sign posted Kingussie. Continue to travel through Kingussie passing through the centre, the Hotel is on the left. From the south and Perth come off the A9 sign posted Newtonmore following directions to Kingussie on the A86. The Osprey Hotel is on the right opposite the Duke of Gordon Hotel.

(Inverness 42 miles, Fort William 50 miles, Elgin 60 miles, Perth 70 miles and Aviemore 12 miles).

## WEBSITE

[www.ospreyhotel.co.uk](http://www.ospreyhotel.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](mailto:info@asgcommercial.co.uk)

Web: [www.asgcommercial.co.uk](http://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.

