

Hotels, Guesthouses, Licensed, Retail



HALLADALE INN, CHALET AND CARAVAN PARK, MELVICH, SUTHERLAND, KW14 7YJ

Traditional well-presented Highland Inn within stunning coastal scenery of Northern Sutherland

Nineteen licensed pitches for caravans, motor-homes and tents; 4-star STB accredited

Four 2-bedroomed chalets with further development potential subject to necessary consents

Good trading location on the main A836 Durness to Thurso route.

A unique opportunity to purchase an established trading proposition with diverse income streams



A well maintained complex with excellent facilities in walk-in condition and ready to operate. The business presents an outstanding opportunity for a motivated team to build upon existing trade.

Offers Over £385,000



Commercial

Hotels
Guesthouses
Licensed
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York House
20 Church
Street
Inverness

Telephone
0845
450 0790

DESCRIPTION

This substantial and attractive business has three operating elements which complicate each other making it an exceptional lifestyle opportunity. The business has two accommodation income streams; the 4 two-bedroom chalets and the caravan/camp site that provides facilities for 19 separate pitches. This is coupled with the operation of a Highland Inn which offers a wide variety of facilities from a restaurant to the provision of bar services. The Inn is well presented offering a range of provision that meets both the local need and the requirements of the many and varied tourists that pass by. Located within some of the most stunning scenery in the North of Scotland, the business offers a warm and friendly Highland welcome to all its guests. Over recent years the present owners have developed the business and have gained an enviable reputation whilst offering a good standard of catering supported with good facilities. This has led to an all-year round operating model within buoyant trade resulting in a profitable business.

The Halladale complex is situated close to the village of Melvich and highly convenient for guests wishing to utilise the range of nearby shops and services, being situated on one of the most popular routes for those wanting to undertake the John O'Groats to Lands End challenge. The busy and popular village of Melvich sits on the northern-most coast of Sutherland close to the town of Thurso. The



area has long been a Mecca for the field sports enthusiast. Not only does the area host this impressive range of top salmon rivers, it is a prime Scottish destination for wild brown trout angling. Sea fishing from Scrabster harbour at the estuary of the Thurso River offers an alternative to game angling, these opportunities combining to offer year round sport.

Sutherland is an area rich in wildlife, home to herds of wild red deer, the otter and the Atlantic salmon amongst other species. Ornithologists are frequent visitors to the county, attracted by the golden eagle, hen harrier, peregrine falcon, short eared owl, numerous other birds of prey and both black and red grouse. Puffin on nearby cliffs, red throated divers on a hill loch or perhaps corncrake sightings on a local farm are other attractions. Such are wildlife numbers that a sustainable cull of deer and sporting birds brings stalkers and shooters to the area, generally in the winter months. As for the tourist, there are lots of options. A day trip to Orkney is within easy reach, as are numerous sites of archaeological interest, the Castle of Mey and John O' Groats. The region is also renowned for the surfing within the high





rolling waves. The United Kingdom Atomic Energy Authority facility at Dounreay and adjacent site of HMS Vulcan often generates brings a large number of business travellers to the area.

The business presents owners with an enjoyable, rewarding and successful lifestyle to date. Imprinting their personalities on its operation has resulted in a high degree of repeat trade and the forging of many friendships with regular guests. Now nearing retirement and seeking to enjoy living in the locality is what brings this excellent business and income opportunity onto the market. New owners could continue the extant trading model with its profitable trading pattern as it stands or alternatively aim to further develop the business and exploit latent potential through improved services and provision.

THE HALLADALE INN

The main building originates from circa 1890 and is a developed croft house which has now been operated as a hospitality business for 30 years. Built from stone with a pitched slate roof there is a sympathetic extension to the

rear built in 1981. Through a vestibule, the front entrance leads into a traditional 'L' shaped bar with table seating for 24; the service of bar meals is a strong income driver of the business. There is a significant presence of traditional wood fittings and quality tartan carpet throughout the bar. This coupled with a welcoming and original solid fuel fireplace provide a high degree of character and warmth. The bar servery is located in a good position of vantage providing good access to the service areas to its rear. An area is set aside for a pool table and additionally there is a darts board, gaming machine and jukebox which are a key attraction to holiday makers. The bar retains its own WCs for both gents and ladies.

Through the bar is a spacious restaurant which is put to good use for many community activities such as meetings for the Coastguard and Young Farmers. With disabled access directly from the car park and disabled facilities, the restaurant can comfortably seat up to 40 covers but has a partition screen to facilitate a cosier environment for smaller gatherings. With good visibility over the wild countryside and tasteful wall lights, the restaurant is a bright and commodious room. Located within this area is a spacious office with a robust safe. The Inn has a hard-standing car park which can accommodate 15 cars.

The public areas are serviced from a modern and ergonomically laid out commercial kitchen with an excellent extraction system and a good level of support equipment. With excellent built-in storage units, a large dry goods store and a utility room, the kitchen is capable of a high level of food production. A spacious cellar with both shelving and wine racks provides adequate and secure storage for alcoholic and soft beverages. A secondary office counter gives an area to prepare bills etc. The Inn benefits from double glazing throughout and electric heating.





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HSPC Ref No: 40670



CARAVAN AND CAMPING AREA

The caravan, motor home and camping pitch has a license for 19 units within an area of approximately 3250 metres square. This well-maintained 4-star facility has a good quality utilities building. This includes 2 washing machines and 2 tumble dryers, both of which are key-controlled from the main Inn. In addition there are spacious ladies and gents ablutions with showers units. Within the area there is power provision for pitches.

SELF-CATERING CHALETS

The third income stream to this business is derived from the self-catering chalets which are constructed from timber frame and block-work, with pitched roof. The 4 units are presented in a semi-detached format, each with 2 large bedrooms (one twin and one double), a bathroom, kitchenette and living area. Two of the chalets can accommodate 6 persons through the use of sofa-beds but the other buildings could easily accommodate the same facility. The chalets are furnished to a good standard and are a popular with touring guests. Set in spacious grounds, there is scope to develop this aspect of the business further by adding additional units (subject to planning consent). The area of ground in which the chalets are presented is in the region of 2500 metres square.

GROUNDS

The Halladale Inn benefits from a prime roadside trading location, with a significant property footprint. The Inn has parking for 15 cars to the side of the building. A sitting out area is provided for guests to the side of the main Inn building set to two four-seated tables.

DEVELOPMENT POTENTIAL

As previously alluded to, there is scope to develop out the available land further providing additional chalets or possibly building owner's accommodation. There is no doubt that new owners could develop each aspect of the business further.



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.



SERVICES

Mains electricity and water. LPG gas. Private drainage.

TRADE

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

PRICE

Offers over £385,000 are 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 Halladale Inn is clearly situated on the A836 in Melvich (See map insert).

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.