

Hotels, Guesthouses, Licensed, Retail



## BROADSTONE LODGE GUEST HOUSE, INVERNESS, IV2 3JZ

Rarely available, truly immaculate small Highland guest house  
Easy to operate yet prestigious and profitable, "home and income" lifestyle opportunity  
Superb trading location, 5 minutes walk to city centre of Inverness, capital of the Highlands  
Six outstanding en-suite letting rooms, with spacious and elegant public rooms  
Owner's accommodation with shower room



The sale of Broadstone Lodge Guest House offers a rare opportunity to purchase an extravagantly presented lifestyle business in the heart of Inverness.

**Offers Over £410,000**



Commercial

Hotels  
Guesthouses  
Licensed  
Retail

York House  
20 Church  
Street  
Inverness

Telephone  
0845  
450 0790

## DESCRIPTION

Broadstone Lodge Guest House is a highly attractive and substantial detached Victorian villa, with a considerable number of original features, located in the much sought after Crown area benefiting from a prominent position close to Inverness city centre. Exuding an atmosphere of absolute quality and comfort, from the superiority of decor and fittings, the business offers an exquisite welcome to its clientele. The business is sold with a full inventory of tasteful and quality furniture which adds significant value to the business. The present owners have upgraded this property utilising a mix of imagination and feature materials bringing the business onto the market in first class condition. In the operation and development of this Guest House attention to detail in presentation and service provision has been a key trading ethos. Though trading purely on bed and breakfast basis the business generates a good level of income, despite reflecting the proprietor's preference to run the business on a "lifestyle basis". New owners could increase the existing buoyant 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 tourists and business-to-business clientele providing a year-round trade. The business is now well established and the proprietors are now recording a number of repeat guests which



pays testimony to their endeavours. All letting rooms are exceptionally well presented, providing a high level of guest facilities; in combination with an attractive dining room and beautifully presented owners lounge, Broadstone Lodge Guest House is a highly desirable "home and income" lifestyle opportunity.

Broadstone Lodge Guest House is conveniently situated centrally to Inverness, where guests can easily access nearby shops, restaurants and other city centre amenities. Inverness boasts an extensive range of facilities for visitors including two golf courses, an excellent indoor swimming complex, cinema, bowling and ample opportunity to enjoy evening entertainment at a range of venues which include Eden Court Theatre. Nearby Cawdor Castle offers a taste of Scotland's medieval past while Culloden Battlefield and Visitor Centre are key visitor attractions. Moreover, the property is an idea base from which to plan a range of day trips such as distillery visits along the Whisky Trail, a boat trip on Loch Ness or a visit to one of the many accessible Scottish castles (including Inverness Castle). The City of Inverness is known to many as "the fastest growing city in Europe" and such expansion provides comparative advantages in both commercial and





social opportunities; this is especially relevant and beneficial within the hospitality industry, prompting trade outwith the main tourist season.

The present owners purchased Broadstone Lodge Guest House approximately 3 years ago, developing the business from a standing start having invested considerably in driving forward the facilities and trade. Their considerable efforts have borne fruit and they now benefit from a rewarding and successful business. It is with considerable regret that the current owners place the business onto the market as they have relocated to the central belt to take on new challenges and employment.

### THE PROPERTY

Of traditional construction Broadstone Lodge Guest House is an attractive detached villa built circa 1826, of stone construction under a slate roof. Accommodation is laid out over two floors with partial double glazing and a basement room currently being utilised by the live-in manager as personal accommodation.

### PUBLIC AREAS

Entrance to the building is via a well maintain raised front garden through solid wooden double doors leading into a small vestibule and through a secondary etched glass door leading to a spacious reception hallway. This introduction to the environs of the property clearly demonstrates the quality throughout. The ornate wooden banister and stripped wooden floors coupled with original cornices, large skirting boards and Victorian tiling gives rise to the buildings origins. The breakfast room, with double aspect windows, is set to the right of the reception and provides a bright and airy dining experience with 14 covers. The second door to the right presents commodious owners lounge with exceptional quality furniture and a feature fireplace. The combination of a large mirror and large windows makes this feature room warm and opulent. The carpeting within the lounge and corridors is of the highest quality, once more reflecting upon the overall quality of the business.

### LETTING BEDROOMS

Broadstone Lodge Guest House currently has 6 spacious and excellently appointed letting bedrooms to sleep 14 guests (Rooms 2 and Garden – Double, Rooms 3 and 6 -Twin and Rooms 1 and 4 - Family). Of note there is a luxury Double Room with an exquisite bathroom. Additionally, one room benefits from having a turret, providing an additional element of character. Another feature room is two rooms on the ground floor providing ease of access for less able clients; the Garden Room has private access from the rear of the property. All rooms have modern en-suite facilities with fully tiled floors and wet wall showers. All rooms are elegantly decorated and attractively furnished and with many original features evident exude a level of quality and character seldom experienced. Rooms are provided with digital (free-view) colour television, radio/alarms, hospitality trays and hairdryers. All rooms have excellent storage facilities.





Commercial

Hotels  
Guesthouses  
Licensed  
Retail

York House  
20 Church  
Street  
Inverness

Telephone  
0845  
450 0790



HSPC Ref No: 40691



### PRIVATE ACCOMMODATION

Presently the basement room is used by the live-in manager, who has access to a shower for his personal use. New owners may choose to utilise one of the current letting rooms to provide a more comfortable lifestyle. Access from the owners' accommodation can be made via the rear garden through the utility.

### SERVICE AREAS/ FACILITIES

The business benefits from a large well-appointed bright modern kitchen that offers ample space for a central breakfast table. This newly installed kitchen has a tiled floor and excellent facilities. Adjacent to kitchen is a spacious laundry/utility room which leads to the rear garden laid to patio slabs. The guest house benefits from central heating and modern boiler facilities. In keeping with a modern business Wifi is provided throughout and some rooms have Sky TV.

### GROUNDS

The frontage of the building has direct access via a garden to the pedestrian pavement on Broadstone Park. The front garden is laid to grass with a feature wall. The garden has a good signage and to the side of the building is a driveway laid to gravel which permits parking for three vehicles. Access to the rear garden is via substantial high wooden gates providing a private sitting area. An area is set aside as a drying area and two wooden sheds provide ample additional storage. Additional roadside parking through the issue of permits obtained from the local council.

### DEVELOPMENT POTENTIAL

Energetic and motivated new owners could build upon the established trading pattern and possibly develop the business further by exploiting untapped catering potential. The level of service provision merits a review of the tariffs currently charged by the business with a view to maximising profitability.

### SERVICES

Mains electricity, gas, water and drainage are available.

### TRADE

Current figures show excellent profitability. Full accounting information will be made available to interested parties subsequent to viewing.

### PRICE

Offers over £410,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items.

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.



### 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.

### DIRECTIONS

Broadstone Lodge Guest House is central to Inverness - see location map.

### 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.

