



INNSEAGAN HOUSE HOTEL, FORT WILLIAM

- Easy to operate 23 en-suite bedroomed licensed guest house in a tourist destination
- Substantial and superbly presented budget Motel-style operation
- Excellent turnover with impressive profitability conversion rates on a seasonal operation
- Outstanding trading location with stunning views over Loch Linnhe on the busy A82
- Significant business development opportunities within a spacious and well provisioned property



Innseagan House Hotel has a proven trading track record but has undoubted latent potential. Situated along Fort Williams 'Golden Mile' within an idyllic setting, the purchase of this Hotel presents an excellent opportunity to new operators to raise activity levels.

Offers Over £595,000



Commercial

Hotels
Guesthouses
Licensed
Retail

York House
20 Church
Street
Inverness

Telephone
0845
450 0790

DESCRIPTION

Innseagan House Hotel is a substantial detached building of Victorian origin with significant extensions making it a thriving business within the ever popular west coast resort town of Fort William. The original building has many attractive features and provides a degree of character coupled with modern facilities in comfortable surroundings. The operating model of this business is on a bed and breakfast basis only. Furthermore, trade is currently restricted to the main trading season; Easter to mid-October. These trading policies make the Hotel an easily run operation which suits the current owners due to their many other business commitments.

The majority of public areas present a stunning panorama across Loch Linnhe to the Ardgour Hills beyond. Not only does Innseagan House Hotel offer spectacular scenery it also benefits from prime roadside trading location on the busy A82, the main west coast tourist route. The business is one of the first privately owned hotels on the road leading to the centre of Fort William from the south and is most convenient for guests wishing to experience the excellent range of nearby shops, restaurants etc. The town is recognised as the "Outdoor Capital of the UK" and with rugged mountains and deep-sea lochs, the area hosts some of Scotland's most spectacular geographical spectacles and with it a host of bird and wildlife. Miles of unspoilt countryside provide terrain to please walkers and climbers of all aptitudes. Sailing, water sports, coastal cruising and fishing are



all available locally. Field sports and mountain biking are other popular pursuits and the proximity to Ben Nevis adds skiing and ice-climbing to the list for winter sports enthusiasts. The popularity of the area for Winter sports complements Summer tourism to drive strong year round trade for the area, which is not been taken full advantage of at the Innseagan Hotel presently.

The property has had a number of significant upgrades in recent years under the management of the current proprietors ensuring a consistent level of comfort for customers. Key improvements have been the new heating system and the provision of double glazing. The public communal areas are all excellently presented and letting rooms are of a good standard. The business is presented for sale due to the need of the owners to focus on other business priorities. Potential new proprietors would take control of a thriving business providing a sound self-employment opportunity and an easy to operate, profitable "Home and Income" business. Any would-be new operators could choose to operate the business within its current successful and profitable business model or develop new and additional income streams to include bar sales and meals in the evening. This could be done on a restricted basis for guests only or to welcome in passing





trade. This change to extant operations would require little capital expenditure. Furthermore new owners could extend their trading period to include some autumn and winter opening.

THE PROPERTY

Dated circa 1904 with the original building of traditional stone construction, Innseagan House Hotel is an elegant, Victorian property under a slate roof. The subjects have two sympathetic extensions over 2 floors which sit in well maintained grounds. The business benefits from an integral fire alarm system and is mainly double glazed.

PUBLIC AREAS

Leading from a gravel car park to the front and left of the original house is an attractive and spacious portico with a double wooden outer doors and double inner doors. This area is sufficiently large to permit the positioning of a large information display. The area leads to a sensibly laid out reception area which has a purpose built wooden counter and features a seating area for waiting guests and is well lit by spot lighting. The tiled flooring starting in this area is

strongly featured throughout the ground floor. Within the reception area are ladies and gents WC facilities. To the right upon entering the building is the snug bar which is set to lounge seating. The strong presence of wooden fixtures and fittings with excellent decor provides a relaxing ambience. With views over the Loch and down-lighting make this a bright and pleasant area and the solid fuel original fireplace adds an element of character in an otherwise contemporary room. The bar servery is well laid out and could easily be brought into effective operational use. Further into the building and on the left are the stairs leading to the first floor and letting rooms. Further along the ground floor through an arched doorway one arrives at the bright and commodious guest lounge which is presented with soft furnishings of an excellent standard and coffee tables. This are also benefits from an ornate fireplace with tiles and a padded brass fire guard. The long windows providing superb natural lighting are framed with elegant drapes. Through a further darkwood panelled doorway the large and airy breakfasting room opens out. This substantial space accommodates in excess of 56 covers and has an area set aside to display breakfast sundries. This area could also be used as a dining room, and has its own entrance from the outside areas, offering exceptional views across Loch Linnhe.

LETTING BEDROOMS

The Hotel currently has 23 en-suite letting bedrooms to sleep 50 guests (2 family 21 double / twin). Six of these rooms are located on the ground floor which provides ease of access for the less able guests. All bedrooms benefit from comfortable fittings and fixtures and are provided with tea and coffee facilities, colour TV and complimentary toiletries. Presently the current manager uses one of the rooms as living accommodation and new owners may need to consider utilising some rooms for their personal use.





Commercial

Hotels
Guesthouses
Licensed
Retail

York House
20 Church
Street
Inverness

Telephone
0845
450 0790



HSPC Ref No: 40790



STAFF/PRIVATE ACCOMMODATION

The only room set aside for staff use is a standard room which has a private shower room, both are located on the first floor.

SERVICE AREAS

The Hotel benefits from a spacious Kitchen and washing-up area which has excellent and modern extraction facilities. Though the kitchen may need some capital investment to make it suitable for full-on catering operation, it is currently adequate to cope with the breakfast task and a simplified catering operation. The kitchen area has excellent natural lighting and with a significant level of stainless steel appliance, worktops and splash back areas. The laundry room is conveniently located on the ground floor, with an ancillary linen store on the first floor. On the ground floor there is also a private office / store.

GROUNDS

The subjects sit amidst and significant area of grounds. To the front is a well maintained grassed area flanked by red gravel car parking areas for approximately 24 cars. To the rear of the property is an area of flat ground leading to steeply rising terrain commanding excellent views.

DEVELOPMENT POTENTIAL

There is little doubt that the level of trade currently being experienced at the Innseagan House Hotel is below that which could be achieved if live-in owners were present to drive the business forward. In addition the provision of evening meals, even on a restricted basis, would provide an extra service and increase revenue; as would the utilisation of the liquor license. There is clearly an opportunity to increase letting turnover with an extension of the trading period.

SERVICES

Mains electricity, water and drainage. Oil fired central heating and LPG gas for cooking.

TRADE

The present trading pattern maintains a turnover of circa £180,000 with a net profit of £70,000. Full trade profit and loss accounts will be made available to interested parties subsequent to viewing.

LICENSE

The Hotel has a license under the licensing Scotland Act 2005. A copy of the premises Operating Plan will be made available to genuinely interested parties.

PRICE

Offers over £595,000 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 Innseagan House Hotel is clearly signed and easily found on the A82 overlooking Loch Linnhe 1 mile south of Fort William.

WEBSITE

www.innseaganhousehotel.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 if one is set.



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.