

**NEW PRICE  
OUTSTANDING BUSINESS OPPORTUNITY**



**THE MILLCROFT HOTEL,  
GAIRLOCH ROSS-SHIRE, IV21 2BT**

**RARE OUTSTANDING BUSINESS OPPORTUNITY**

Attractive and substantial landmark Hotel providing a 'home and income' lifestyle in a beautiful Highland West Coast setting

Elevated position with stunning views across the sea to the Isle of Skye

5 well appointed en-suite letting bedrooms plus 8 quality self-catering apartments

Spacious self-contained 3-bedroomed owner's accommodation

Excellent turnover of circa £330,000 (net of VAT) from seasonal trading generating £80,000 profit

Increased forward bookings for 2011 with excellent passing trade up-take

The Millcroft Hotel enjoys a consistently strong income stream generated from a seasonal trading pattern with latent potential to increase sales. The Millcroft Hotel is a tremendously well presented business in a picturesque Highland west coast setting, offering a genuine lifestyle with income opportunity.

**Offers Over £399,000  
(Freehold)**



Commercial

Hotels  
Guesthouses  
Licensed  
Retail

York House  
20 Church  
Street  
Inverness

Telephone  
0845  
450 0790



## BUSINESS DESCRIPTION

The Millcroft Hotel is a popular and successful business which enjoys a stunning trading location, ideally situated to attract a broad range of clientele. Within the busy holiday destination village of Gairloch, the Millcroft is a substantial property which drives balanced trade across the three traditional income streams of beverage sales, catering and guest accommodation. Food and wet sales are generated from three separate trading areas thus allowing the provision of service on different levels. The lounge bar known as the Stags Head Bar and the Fish Box Bar are exceptionally well presented, the former with views over Gairloch Bay. Both bars are popular with tourists and local inhabitants alike. These areas are well appointed and comfortably furnished and are utilised for the high-turnover bar lunches and suppers, providing customers with a casual yet cosy dining experience. The Fish Box Bar has an external seating area which is extremely popular during the summer months. The Red Room Restaurant provides a relaxed, slightly more formal dining venue and is particularly popular with overnight guests. Accommodation arrangements within the business allow for a flexible range of service provision. The 5 comfortable en-suite letting rooms provide a traditional hotel service with commanding views over the bay towards the Isle of Skye. The 8 spacious and relaxing apartments provide a different style of accommodation and along with the letting bedrooms the hotel can cater for a broad market-mix of clientele. The apartments are currently let on a 7-month basis and provide substantial business development opportunity for new operators who wish to trade all year-round. The business has excellent service support facilities including storage and a superb commercial kitchen which provides a range of popular fayre using fresh local produce where possible.

The current proprietors operate the Hotel on a seasonally adjusted basis through personal choice. During the main season which extends from April to October, the business operates at 'full throttle'. During the low season a limited bar and food service is provided in the charming and inviting Fish Box Bar; this service is predominantly for local patrons.



There is however scope to develop trade further through the provision of an extended service in the off-season months. A major feature of living in the locality of Gairloch is that the Hotel attracts sufficient business during the busy main trading period that it affords a quality of lifestyle associated with seasonal trading patterns.

The business partners purchased the property in January 2006 and since then it has provided an excellent home and income. During their tenure they have steadily developed the trade and infrastructure of the business bestowing upon them a rewarding level of success. With significant capital expenditure they have undertaken extensive re-roofing, electrical system improvements, full fire safety upgrades and the provision of a modern, fully fitted, commercial kitchen to name a few developments. Improvement to interior decoration and furnishings now present this business to the market in walk-in condition. The proprietors had a five year business plan to trade and improve the Millcroft Hotel which is nearing fruition and it is their desire to take on new challenges that brings this lovely hotel to the market.

## TRADING LOCALITY

Gairloch is a well known tourist destination in its own right with an unspoilt coastline and stunning views over to Skye. The rugged shoreline and beautiful sandy beaches appeal to a wide range of tourists and other visitors. The idyllic setting of this popular coastal village is also a great location to set up home. Gairloch has a strong sense of community, with schools, golf course and community facilities. The North West Coast of Scotland attracts a large number of visitors to the area with its enchanting scenery and abundance of wildlife. The region has a large number of holiday homes, lodges and B&Bs all of which benefit the Hotel as visitors use the bars and restaurant. Many people are drawn to the area to hill walk or just to enjoy the beautiful scenery, others visit to take advantage of the excellent river and sea fishing. The more sedate sightseer may visit the many places of historic and cultural interest.



Visitors touring the West Coast often stay over in Gairloch for a few nights prior to heading north to Ullapool.

### THE PROPERTY

The present owners bought the Hotel in 2006 and have widely invested in the structure and fabric of the building. The building is arranged over three floors with attic rooms that could be developed further and enjoys an elevated position overlooking Gairloch bay. The original building was built in 1904 and is of traditional stone construction with pitched roofing. During more recent times sympathetic extensions have been added and the subjects are partially double glazed.

### PUBLIC AREAS

The Hotel's main entrance opens into the welcoming reception hall which reflects the character and ambience of the property. To the right is the Red Room Restaurant which is set to 28 covers and has stunning views over the bay. The restaurant exudes an ambience of charm and quality. The Stags Bar situated to the left of the reception can also accommodate 28 covers and boasts a large bar gantry which is adequate for serving both the restaurant and lounge bar. With wood panelling throughout and an original ornate fire surround, the natural feel of this room is a significant feature. The Fish Box Bar is another well presented service area which has a unique character and charm. With bay windows and booth style seating of a high standard, the room's individuality is enhanced by a centrally located solid fuel fire. This is a very popular bar with visitors and locals alike and features a darts lane, 32 inch TV and a pool table.

### LETTING ACCOMMODATION

The Hotel has 5 comfortable en-suite letting bedrooms, each with excellent views. Each bedroom offers a colour TV, hospitality tray, hairdryer and central heating. Four bedrooms are configured to double and the other is a single; sleeping up to 13 guests. The 8 self-catering apartments are set to one 1-bedroom, six 2-bedroom and one 3-bedroom; sleeping up to 28 persons. Each apartment has a fully equipped kitchen and a comfortably furnished lounge. All bedrooms and apartments have telephones. Two apartments are presently being utilised by the current proprietors; this could provide an additional source of income should new proprietors wish to return them to service.

### OWNERS ACCOMMODATION

The self-contained owner's accommodation is an attractive aspect of this property and could easily house an extended family. It comprises a spacious open-plan lounge-dining-kitchen room and three bedrooms each with a bathroom. The owner's private facilities afford a comfortable and relaxing environment away from the service and public areas.

### SERVICE AREAS

The Hotel has an exceptionally well equipped kitchen with a full commercial catering capability and vented extractor system. With an outstanding range of cooking equipment plus support services, the wash-up area has a pull through system. The kitchen benefits from good levels of frozen, refrigerated and dry goods storage. The beer cellar and spirit store are centrally located near to both bars. The business has adequate storage facilities.





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HSPC Ref No: 40950



### GROUNDS

The elevation of the Hotel precludes the use of the grassed area to its front. There is a car park below the property that accommodates 12 standard vehicles with another 8 parking spaces to the rear of the Hotel giving a good level of provision. There is undercover parking for 4 vehicles, presently used by the owners. The laundry facility is located under the owners flat where there is also workshop space. To the side of the Hotel there is external seating for three tables.

### SERVICES

The subjects benefit from mains electricity, water supply and drainage. There is oil fired central heating and propane gas for cooking/laundry.

### LICENCES

The business has been granted a premises licence in accordance with The Licensing Scotland Act 2005 and details of the Operating Plan will be made available after viewing.



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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.



### WEBSITE

[www.millcroft-hotel.co.uk](http://www.millcroft-hotel.co.uk)

### TRADING INFORMATION

The Millcroft Hotel is a mature and highly profitable business achieving strong net turnover in the region of £330,000 per annum with good profit conversion rates. Accounting information will be made available to seriously interested parties subsequent to formal viewing.

### PRICE

Offers over £399,000 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. 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 licence transfers.

### DIRECTIONS

From Inverness take the A9 North leaving it at the Tore roundabout following the A835 to Garve. After Garve leave the A835 onto the A832 sign-posted Gairloch. The Hotel is situated at the Western end of the village and is easily located.

Inverness 73 miles and Ullapool 57 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](mailto:info@asgcommercial.co.uk)

Website [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.