

Hotels, Guesthouses, Licensed, Retail



Commercial

GLENAN LODGE GUEST HOUSE, TOMATIN, INVERNESS-SHIRE, IV13 7YT

Hotels
Guesthouses
Licensed
Retail

Rarely available, good quality, 8-bedroom AA 4-Star Highland licensed guest house
Easily run, highly profitable self-employment lifestyle opportunity
Excellent rural trading location just off the busy A9 next to the Tomatin Distillery
Includes generous owner's accommodation and self-contained ground-floor flat
Spacious gardens with spectacular countryside views



The sale of the Glenan Lodge represents a great "lifestyle" opportunity which combines a successful and profitable guest house incorporating most spacious owner's accommodation.

Offers Over £450,000

York House
20 Church
Street
Inverness

Telephone
0845
450 0790

DESCRIPTION

Glenan Lodge Guest House is a substantial and attractive Victorian detached property dating back to 1903, being built 5 years after the Tomatin Distillery. Located close to the Tomatin Distillery, approximately $\frac{3}{4}$ mile off the A9 Perth to Inverness arterial route, this elegant stone built property is set within beautiful scenery. Currently operating as a licensed guesthouse, the property offers a warm and friendly welcome where comfort and quality feature highly. Over recent years the present owners have cared not only for their clientele but also for the infrastructure of their property, undertaking sympathetic upgrades and redecoration. Bringing the property onto the market in impressive condition, the business exudes character in keeping with its age and setting. Though providing modern facilities and service areas, the building has many original features such as tiled floors, high skirting boards and an abundance of wood fittings. The subjects boast spacious grounds both to the front and rear of the property.

Trade is buoyant and the business operates very profitably combining a number of related income streams: bed and breakfast, licensed sales, and field sporting incomes. The current proprietors operate intentionally below the VAT threshold but there is scope to increase turnover with a fuller level of provision. Presently they do not use the ground floor



self-contained accommodation unit for letting purposes and restrict their wet/food sales to a level where they infrequently need to employ staff. The well-maintained property, spacious owners accommodation, smart guest facilities and strong trading figures come together to form this excellent, well established guest house opportunity.

Glenan Lodge Guest House is situated within rural Inverness-shire and is well located for individuals wishing to explore the wider area including the Cairngorms, Loch Ness, Royal Deeside, Moray and Inverness. It is an ideal base for undertaking a range of field sports or adventurous mountaineering activities; hill-walking/climbing in the summer and snow and ice climbing/skiing in the winter months. The Guest House has fishing rights on the River Findhorn which boasts some outstanding salmon and brown trout fishing. For those wishing a more pedestrian holiday, Glenan Lodge is also a perfect hub for undertaking visits to distilleries, castles and the famous Culloden Battlefield. Many visitors to the area take advantage of the tremendous range of golf





courses of which Royal Dornoch, Nairn and Boat of Garten are the most frequented. For those with a penchant for natural beauty and wildlife, there is an abundance of choice whether it is marine life, bird watching or majestic deer readily observed on hillsides.

The present owners bought Glenan Lodge in 2003 and it has offered them an enjoyable, rewarding and successful lifestyle to date. Running the business to suit their own trading preferences has resulted in much repeat trade and the forging of many friendships with regular guests. Catering to their desire for an easily run business, the owners operate to a level which they can mainly manage themselves without recourse to employing a complement of staff. It is their planned change of business direction that brings this excellent home and income opportunity onto the market.

New owners could enjoy the established profitable trading pattern as it stands or alternatively aim to further develop the business and exploit untapped potential. Extended evening

meals and bar service could be offered to further build turnover together with expanded letting accommodation utilisation.

THE PROPERTY

Of mostly traditional construction Glenan Lodge is a highly attractive, detached Victorian villa, stone built under a slate roof. With sympathetic extensions added to the side and rear this is a substantial property over 2 floors.

PUBLIC AREAS

With parking immediately to the front of the property entry is via an entrance portico which protects the property's main outer door. The double wooden outer doors open into the entrance vestibule which in turn has an inner glazed and etched door opening into the spacious reception hallway. To the left is the bright and commodious breakfasting room/restaurant which also has the well-provisioned licensed bar to one end. Presently laid for 16 covers, the large bay window and side window combine to allow excellent natural lighting. The impressive original stone, multi fuel stove, high ceiling and deep skirtings reflect the Victorian origins of this substantial property. The effective oil central heating and modern lights are a good example of modern day comforts merging seamlessly with the character of an older property. This room reflects the character of a country house with its numerous references to fishing and hunting. To the right of the hallway is the residents lounge with soft furnishings and traditional lighting. With an original fireplace, this room oozes peace and quiet and has outstanding views over the rolling countryside. For those 'must watch' occasions there is also satellite TV connectivity. Stairs lead up from the



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main reception hallway to 6 letting guest bedrooms. From the hallway leading to the rear of the building is a corridor that leads to a further stairway leading to another 2 letting bedrooms. On the ground floor level there is a self-contained flat with a bedroom, bathroom and kitchenette. The house is Wifi enabled.

LETTING ACCOMMODATION

The guesthouse currently has 7 en-suite letting bedrooms to sleep 17 guests (2 family, 3 double, 1 twin and 1 single). All bedrooms benefit from modern facilities and are all very comfortable, attractively furnished, have central heating, colour television, radio alarms and tea/coffee hospitality trays. A further standard room, presently used as storage, could be brought into use as letting accommodation with its own private bathroom facilities. The self-contained accommodation on the ground floor would be ideal for development into a self-catering unit or for use by less able guests. Other facilities provided in association with the accommodation are a trouser press and hairdryers.

PRIVATE ACCOMMODATION

The owners' accommodation is set to the rear of the building and on the ground floor. Comprising of a large en-suite bedroom and sitting room; this area is comfortable for use by a couple. The self-contained accommodation alluded to previously could be converted for extended family/staff use. The private accommodation has its own private access and parking to the side of the property.

SERVICE AREAS

The business benefits from an excellent and recently refurbished modern commercial kitchen and washing-up space. The kitchen has a good level of equipment and effective extraction system. Additionally, there is ample refrigerated and freezer storage. There is a laundry and an area set aside as an office. There is an abundance of storage throughout the property for linen etc.

GROUNDS

Glenan Lodge Guest House is a substantial property and benefits from a good size garden. It has a coal and wood store plus the use of a substantial storage building to the rear of the subjects. There is private owners' parking for 3 cars and additional guest parking for 7 other cars, ample for business needs.

DEVELOPMENT POTENTIAL

Within the present range of accommodation there is

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.

scope to increase letting capacity if so desired. There is also the opportunity to introduce greater provision of evening meals and the licensed aspects of the business (subject to any necessary amendments to the current premises licence). These measures would significantly boost turnover beyond its presently successful level with limited associated capital outlay.

SERVICES

Mains electricity, water and septic tank drainage. LPG gas for cooking. Partial double glazing, oil fired central heating.

TRADE

The present trading pattern maintains just below the VAT threshold which presently stands at £68,000. In addition to a most comfortable family home the business generates a healthy level of profitability. Full figures will be made available to interested parties subsequent to viewing.

PRICE

Offers over £450,000 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

Glenan Lodge is set ¾ mile off the A9 at Tomatin. Follow the signs for the distillery, turning into the distillery follow the road under the railway bridge. After the bridge turn right where the road splits. Follow the road up the hill and the Guest House is left, just over the cattle grid.

Inverness 16 miles, Aviemore 14 miles and Perth 86 miles.

WEBSITE

www.glenanlodge.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.