



Dornoch Bridge Inn, By Tain Ross-Shire

6 most comfortable en-suite letting bedrooms and separate owners' accommodation

AN OUTSTANDING BUSINESS DEVELOPMENT OPPORTUNITY

A well presented Highland Inn within a stunning setting on the main arterial A9

Excellent public areas including a large dining room and traditional lounge bar

Recently upgraded infrastructure facilities, including a spacious modern commercial kitchen



The sale of Dornoch Bridge Inn offers the opportunity to purchase a road-side inn presented in good condition within a picturesque Highland setting. The business has excellent development potential.

Offers Over £275,000



Commercial

Hotels
Guesthouses
Licensed
Retail

**York House
20 Church
Street
Inverness**

**Telephone
0845
450 0790**

DESCRIPTION

Dornoch Bridge Inn is a substantial property in a most idyllic setting and enjoying an enviable road-side trading position just off the arterial A9, the busy Inverness to Thurso route. With panoramic views to northeast towards the hills in Sutherland, guests can enjoy pleasant walks down to the Dornoch Firth. The present owners have significantly invested in the business, improving both the accommodation and infrastructure. The accommodation annex provides a good level of guest accommodation and all rooms are warm and comfortable, benefitting from modern central heating. In addition to accommodating overnight guests, the Inn has an excellent lounge bar facility, seating 35 guests, with a solid fuel fire providing a relaxed area for customers to unwind. The restaurant is a spacious dining area with a customer capacity of 72 seated guests and despite its size has a very welcoming ambience. Its natural feel with its mainly wood decor and independent bar, would make this an ideal function venue or equally a large café for the many travellers along the A9. Both areas are well presented and maintained to a good standard.

In its current setup the Inn is well positioned to support all three traditional income streams of the hospitality trade; accommodation, catering and beverage sales. The character of the property and its location should enable new



owners to take advantage of this excellent development opportunity. The Inn is situated next to a static caravan site and within the region are a large number of self-catering holiday homes, all of which generate a regular customer base. The Dornoch Bridge Inn sits only 2 miles from the historic market town of Tain which has a wide range of services and facilities. In addition the Inn is positioned close to a roundabout where there is a convergence of main roads resulting in a significant number of passers-by from Lairg, Bonar Bridge, Dornoch and all points north and from the industrial areas of Invergordon/Alness/Inverness to the south. This geographical location also means that the significant number of tourists who frequent the area pass within a short distance of the Inn. Though the present operation is not thriving under the current model, there is sufficient evidence to support the fact that there are potential customers in the area to sustain a year-round business. The spring and summer seasons are generally very busy in the region with a large influx of tourists and visitors. The locality is certainly popular for walkers and field sportsmen with an abundance





of local wildlife, trout and salmon fishing opportunities and excellent wildfowling. Just as the abundance of wild duck and geese provide sustainable sport for wildfowlers during the winter months. There are many local reserve areas frequented by ornithologists who come to watch these wildfowl, wading and seabird species. Golf is another popular activity in the area and whilst the nearest course of Tain is very popular, the famous Championship Course of Royal Dornoch is only a short drive away and attracts a great many devoted golfers. For tourists the Inn is well placed to explore a range of castles, distilleries (Glenmorangie Distillery is only 1 mile away) and indeed is a good base from which to make a day trip to Loch Ness/Inverness and the West Coast. Moreover, the Inn is well-suited to support teams undertaking the John O'Groats to Lands End journey.

The present owners have run the Inn since 2007 and during this time have endeavoured to modernise and refurbish the business. The property is brought to the market in good operational condition and whilst the owners accept that they have not managed to develop trade as they had hoped, they have identified a nucleus of trade that could be developed by motivated new owners. It is the desire of the vendors to relocate that brings this excellent business opportunity on to the market.

THE PROPERTY

The Inn is a substantial property; the original building is of stone construction under slate roof. A significant flat roof extension and a standalone accommodation block provide an exceptionally large trading area. The main building has accommodation arranged over 2 floors.

PUBLIC AREAS

The main double outer doors open into a vestibule which leads to a single corridor which in turn provides access to all public areas. Immediately to the front is the lounge bar which is a large area spilt with a large solid fuel fire and stone chimney. The initial area has a pool table and the recessed area is where an attractive and well-stocked bar is positioned. A combination of free standing furniture provides seating for up to 35 customers. The Bar has its own separate access which exits to an enclosed outside seating / smoking area. The bar has a good level of provision of both female and male toilets; both presented to a high standard. Along the corridor to the right one comes to the restaurant which is laid to seating 72 covers. The commodious restaurant benefits from a large servery bar, a waiting staff position, excellent natural lighting and decor of a good standard; making it an ideal function venue.





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LETTING BEDROOMS

The hotel has 6 en-suite letting bedrooms to sleep 13 guests (1 family, 1 double and 3 twins) and all well-appointed and very comfortable. Rooms have central heating, hospitality trays and sky equipped colour televisions. The family room sleeps 3 persons and has a bath with shower over. The letting accommodation is contained within a detached single storey building which is ideal to de-conflict the noise of the main business operation.

PRIVATE ACCOMMODATION

Owner's accommodation is located on the first floor of the main building. Access is via the Hotels front entrance. This aspect of the property consists of two spacious double bedrooms, a lounge and a family bathroom. The owner's accommodation is maintained to a good standard and provides a comfortable living space for a small extended family. The owners retain a large private garden for their own enjoyment.

SERVICE AREAS

The Inn has exceptionally well-equipped and spacious service areas. The Commercial Kitchen is split into three main areas. The food preparation area is a spacious room which houses a number of freezers and refrigeration units whilst affording a good level of work space provision. The main cooking area is ergonomically laid out with two 6-ring ovens and a wide range of cooking equipment. The kitchen utility area is a further roomy workspace that has a good level of support equipment. Just off this area is a staff toilet. The location of the kitchen permits equally good access to the bar and the dining room. Behind the bar are a cellar and a further utility room which has an exit to the owner's private grounds. A small administrative office is strategically situated to the front of the premises next to the main entrance.

GROUNDS

The Dornoch Bridge Inn is a substantial property located on a large roadside site enjoying beautiful views. The gardens are well maintained and there is private parking for approximately 15 cars. Within the owners garden there is a double garage which has outline planning permission to be changed into an accommodation unit and a further shed.

SERVICES

The Inn benefits from mains electricity and water supply. A new septic tank was installed in 2007. Many areas of the property have oil central heating fuelled by propane gas. The dining room has electric heaters.

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.

LICENCES

The Inn has a licence in accordance with the Licensing Scotland Act 2005. A copy of the Operating Plan will be made available to genuinely interested parties.

TRADE

Dornoch Bridge Inn is an attractive business with considerable potential offering the opportunity of self-employment in a most beautiful setting. Accounting information will be made available to seriously interested parties subsequent to formal viewing.

PRICE

Offers around £275,000 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

Dornoch Bridge Inn is signed from the main A9 at the Dornoch Bridge.

Inverness airport is approximately 43 miles away, the nearest railway station is in Tain (Inverness 37 miles, Dornoch 7, Tain 3).

WEB-SITE

www.dornochbridgeinn.com

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

Website 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.

