

Hotels, Guesthouses, Licensed, Retail



Commercial

## MACDONALD HOUSE, GUEST HOUSE, INVERNESS

Hotels  
Guesthouses  
Licensed  
Retail

Refurbished, high quality, Highland Guest House with views to the River Ness  
Easily run "Home and Income" Lifestyle Opportunity, enjoying year round trade  
Excellent, city centre trading location, in Inverness, Capital of the Highlands  
Includes owner's accommodation and 7 en-suite letting bedrooms.



The sale of this desirable business offers an excellent opportunity for self-employment in the Highland Capital.

Offers Over £595,000

York House  
20 Church  
Street  
Inverness

Telephone  
0845  
450 0790

## DESCRIPTION

MacDonald House is both a substantial and attractive building enjoying a prominent location close to Inverness City centre with views towards the Cathedral and the River Ness. Currently run as a guesthouse, MacDonald House offers a warm and friendly welcome to its clientele and is an establishment where comfort and quality feature highly. Over recent years the present owners have undertaken a number of improvement projects, principally upgrading the Letting Bedrooms and installing modern en-suite facilities, now bringing the property onto the market in first class condition. At present, trade is currently on a "lifestyle basis" trading below the VAT threshold by choice. Turnover could be readily expanded, as Inverness is a highly popular area with golfers, anglers, ornithologists and those active in genealogical research, not to mention business clientele and of course tourism - the prime business driver. Evening meals are currently offered by arrangement yet if promoted would offer a genuine opportunity to push trade to new levels without incurring capital expenditure in the process. The letting bedrooms are most comfortable, combining with the attractive dining room and owners accommodation to form this highly desirable business opportunity.



MacDonald House is situated centrally in Inverness, most convenient for guests wishing to walk to nearby shops, restaurants etc. The city itself has extensive facilities for visitors boasting 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 is an ongoing testament to Bonnie Prince Charlie's final futile attempt to gain the throne in 1746. Whether it be a Whisky Trail, a boat trip on Loch Ness or a visit to one of the many accessible Scottish Castles (including Inverness Castle), the property is an ideal base being within easy reach of a wide range of visitor attractions. The City of Inverness is known to many as "the fastest growing city in Europe", such expansion providing impressive year on year growth in both commerce and opportunity. Expansion of this nature benefits





established hospitality businesses and prompts trade outwith the main tourist season.

The present owners bought MacDonald House in 2000 and have enjoyed a 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 friendships with many regular guests. Catering to their desire for an easily run business and with family commitments, the owners choose to trade below the VAT threshold. It is their planned retiral from the trade that brings this excellent home and income opportunity onto the market.

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

### THE PROPERTY

Of traditional construction MacDonald House is an attractive semi-detached villa, stone built under a slate roof. Accommodation is laid out across four floors.

### PUBLIC AREAS

From a prestigious trading address of 1 Ardross Terrace entry to the house is via a partially glazed door which leads into a spacious reception hallway. Straight-ahead is the reception counter. To the left is the bright and spacious Dining Room which can more than adequately accommodate all guest numbers. Stairs lead to the seven attractive letting bedrooms which are arranged over three floors.

### LETTING BEDROOMS

The guesthouse has 7 comfortable letting bedrooms to sleep 17 guests (1 family room sleeping 4, 2 triple, 2 doubles, 1 twin and 1 single). Following upgrading all bedrooms benefit from smart, modern en-suite facilities). These are most comfortable, attractively furnished, have double glazing, central heating, flat screen colour television with freeview channels, radio/alarms and tea/coffee making facilities. Most bedrooms are also equipped with a fridge.

### PRIVATE ACCOMMODATION

Owners' accommodation is located on the first and ground floors consisting of two bedrooms, Lounge, Office and Shower Room.

### SERVICE AREAS

The house benefits from a good-sized modern kitchen and washing-up space, has good storage cupboards throughout and a most substantial cellar.





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HSPC Ref No: 25767



### GROUNDS

MacDonald House is a substantial property and benefits from a central location in the city of Inverness. The main frontage of the building has a small garden area which offers direct access to the pedestrian pavement on Ardross Terrace. The side and rear of the property are enclosed accommodating two good sized wooden storage sheds.

### DEVELOPMENT POTENTIAL

Trade is currently below the VAT threshold by choice and could be increased or indeed doubled by extending the current trading pattern. Evening meals could be promoted together with obtaining a Liquor Licence (subject to approval) if so desired.

### SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating.

### TRADE

The present trading pattern maintains a level below the VAT threshold by choice on a restricted basis. Full accounting information will be made available to interested parties subsequent to viewing.

### 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

Ardross Terrace is very central to Inverness - see location map.



### VIEWING

All appointments to view must be made through the vendors selling agents:

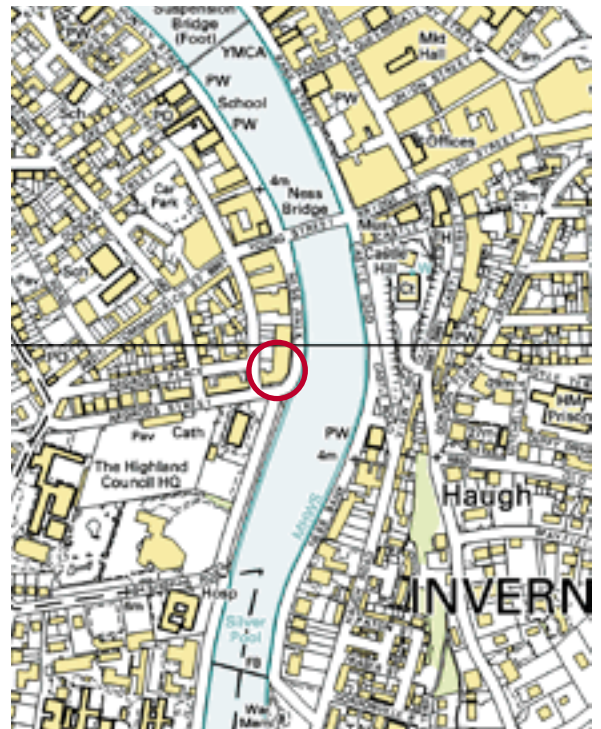
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### OFFERS

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.



### 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.