

Hotels, Guesthouses, Licensed, Retail



Commercial

## AULTBEA HIGHLAND LODGES AULTBEA, WESTER ROSS

Virtual tour available on [www.aultbea-lodges.co.uk](http://www.aultbea-lodges.co.uk)

Hotels  
Guesthouses  
Licensed  
Retail

A successful 4 Star Holiday Lodge Business set in beautiful Wester Ross  
Tremendous setting, enjoying a spacious site and panoramic views over Loch Ewe  
Trading well, enjoying year round support and significant repeat business  
The sale includes 5 well maintained and equipped lodges comprising, modern fitted  
Kitchen, Lounge/Dining Room, veranda, 2 Bedrooms and family bathroom.



Aultbea Lodges have an established client base and form a well supported, easily maintained holiday letting business

**Offers Over £425,000**

York House  
20 Church  
Street  
Inverness

Telephone  
0845  
450 0790

## DESCRIPTION

Aultbea Lodges form a well known and long established holiday letting business enjoying year round support and a loyal client base which generates a high percentage of repeat bookings. Originally built in 1980, all 5 properties have been well maintained both inside and out resulting in a VisitScotland 4 Star Rating, recently ratified in 2007. Each Lodge has its individual site, ample parking and surrounding garden area which provide a degree of privacy together with the opportunity to relax outside and enjoy good weather. The lodges sit on an elevated site and benefit from tremendous seaward views towards the stunning coastline for which the area is renowned. Lodges offer all the comforts of home and are set out and furnished to an identically high specification which supports both a uniform standard and ease of upkeep. By its very nature, self catering accommodation is not nearly as labour intensive as serviced accommodation where rooms have to be maintained on a daily basis and there is an ongoing catering requirement. Holiday Lodges are serviced on the changeover day which minimises the workload, laundry and management time.

The West Coast of Scotland is famous for its micro-climate, spectacular countryside and rugged mountains which in turn meet the stunning coastline and beautiful beaches. The wonderful scenery and the traditional



community in Aultbea combine to make the area highly popular with those seeking a relaxing holiday in the Scottish Highlands. Such are these enduring attributes that Aultbea Lodges enjoy a loyal client base and a good level of repeat bookings. The village itself benefits from a licenced grocery shop, excellent butcher, post office and two hotels which offer a choice of provisions and catering to support the personal choice of those holidaying at the Lodges.

On the activities side there are no shortage of opportunities. The coastal location supports sea-fishing and sailing in addition to a wide range of birdlife. The beautiful Scottish terrain offers varied degrees of challenge from the more leisurely hillwalking to more stretching mountaineering. Golf, freshwater fishing and simply relaxing amidst unspoilt surroundings are other favoured options.

The vendor purchased the Lodges in 2003, extensively refurbished them in 2004 and has, since then, run them as a successful holiday letting venture. It is the owners retiral that brings this business and investment opportunity onto the market.





### THE PROPERTY

The 5 lodges are of identical A frame design with wooden clad exterior. All are very well presented with high quality internal finishes and double glazing throughout. The lodges enjoy good individual spacing, parking and garden area ensuring privacy for visitors.

### DESCRIPTION

The lodges are located at the edge of the village of Aultbea and are approached from the A832 by a tarmac access road. The 5 lodges offered for sale form part of an original development of 10 lodges, 5 of which are now in private ownership. All are accessed by the common roadway and sit to the left in numbered order, all enjoying a beautiful vista towards the foreshore.

The lodges are offered for sale on a "going concern" basis and as such are fully furnished and equipped. They benefit from a spacious verandah to the seaward side with steps to outside picnic table in the private garden.

### EACH LODGE COMPRISES OF:-

#### LIVING AREA

This attractive room has large feature patio doors which open directly onto the verandah, offering exceptional sea views across the village and harbour. The room benefits from a neatly pine panelled ceiling, has a comfortable 3 piece suite and dining table and chairs. A smart range of facilities include a modern living flame fire, television, DVD, radio and CD player.

#### KITCHEN

The kitchen is of a modern design and is particularly well equipped. Facilities include, Fridge/Freezer, Microwave, Kettle, Toaster, 4 ring cooker/oven with extract canopy, washing machine, pine panelled ceiling, attractive spotlights and vinyl floor covering.

#### DOUBLE BEDROOM & TWIN BEDROOM

Bedrooms are well equipped with good quality pine wardrobes, bedside cabinets and chest of drawers.

#### FAMILY BATHROOM

The bathroom has a white suite comprising of a bath with shower over, WC and wash-hand basin. It also benefits from a heated towel rail, vented extract fan and vinyl floor covering.

#### GROUNDS

The lodges are well spaced in their own grounds, each with its individual drying area and outside seating. The garden is laid to a mixture of grass and shrubs. All lodges have ample parking and well maintained access roads.





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HSPC Ref No: 26735



### SERVICES

Mains electricity, water and private drainage. Lodges have electric heating and each has a new hot water system.

### TRADE

Letting income for the year to 5th April 2007 was maintained below the VAT threshold at £57,984. Profit conversion was excellent. Investment in this attractive business opportunity offers both an income and an appreciating asset. The lodges currently trade on a restricted 8 month basis by choice, offering expansion opportunity for enthusiastic new owners to trade for 11 months of the year.

### WEBSITE

[www.aultbea-lodges.co.uk](http://www.aultbea-lodges.co.uk)

### PRICE

Offers over £425,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory).

### 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

Aultbea Lodges are located at the edge of the village of Aultbea overlooking Loch Ewe. Please see the inset map.

### 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)

### 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.