



MELROSE VILLA GUEST HOUSE, KENNETH STREET, INVERNESS

12 BEDROOMED GUEST HOUSE

Rarely available, Highland Guest House with excellent profit on strong turnover
Easily run "Home and Income" Lifestyle Opportunity, enjoying year round trade
Excellent, city centre trading location, in Inverness, Capital of the Highlands
Includes 3 bedroomed owner's accommodation and 9 comfortable letting bedrooms.



The sale of the business offers a great self-employment opportunity. It is a well-established business in the heart of the Highlands.

Offers Over £475,000



Commercial

Hotels
Guesthouses
Licensed
Retail

York House
20 Church
Street
Inverness

Telephone
0845
450 0790

DESCRIPTION

Melrose Villa is both a substantial and attractive building enjoying a prominent location close to Inverness City centre. Built in 1893, now run as a guest house today, Melrose Villa offers a warm and friendly welcome to its clientele and is an establishment where comfort and quality feature highly. This fine property benefits from Victorian proportions and boasts decorative cornicing, high ceilings and attractive interior archways. At present, trade is purely on "bed and breakfast" terms, in keeping with the vendors' preference to operate on a "lifestyle basis" trading below the VAT threshold. Trade 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. Application for a Liquor Licence together with the introduction of evening meals offers genuine scope to push trade to new levels incurring minimal capital expenditure in the process. The letting bedrooms are comfortable, combining with the exceptionally attractive dining room and owners accommodation to form this highly desirable "Home and Income" lifestyle opportunity.

Melrose Villa is situated centrally in Inverness, highly 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, 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 owner bought the property in 2006 and has since enjoyed a rewarding and successful lifestyle at Melrose Villa. Running the business to suit his own trading preferences has resulted in much repeat trade and the forging of friendships with many regular guests. It is the desire to pursue an opportunity abroad that has prompted the owner to place this substantial property and excellent business opportunity on the market.

New owners could enjoy the established trading pattern as it stands or alternatively aim to develop the business and exploit untapped potential. Trade is currently on a restricted bed and breakfast basis, however, evening meals could be offered together with wine and spirit sales if the Liquor Licence was obtained, greatly boosting income.

THE PROPERTY

Built in 1893, of traditional construction Melrose Villa is an attractive semi detached villa, of stone construction under a slate roof. The original building is laid out over three floors with a more recent 2 storey addition to the rear of the building.





PUBLIC AREAS

From a conspicuous trading location on Kenneth Street entry to the house is via a partially glazed door which leads into a spacious Reception Hallway. To the right is the bright and spacious Dining Room, a most attractive room of Victorian proportions including deep faced skirtings, original cornicing and an attractive ceiling rose. The large bay window set the front and the welcoming living flame fire in the splendid fireplace round off the attraction of this as a popular breakfast setting for guests



LETTING BEDROOMS

The guesthouse has 9 comfortable letting bedrooms to sleep 18 guests (1 family room sleeping 4, 1 triple, 3 doubles, 1 twin and 3 singles. 7 letting rooms currently have en-suite facilities, the other 2 bedrooms have wash hand basins in the rooms and shared use of a family bathroom and second W.C. Bedrooms are comfortably furnished, have double glazing, central heating, colour television and tea/coffee making facilities. Radio/alarms and hairdriers are also available

PRIVATE ACCOMMODATION

Spacious owners' accommodation is located on the ground floor consisting of a Lounge, Three Bedrooms and private Shower Room.





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HSPC Ref No: 27344



SERVICE AREAS

The house benefits from a well equipped modern kitchen and washing-up space. There is a utility area off the kitchen..

GROUNDNS

Melrose Villa is a substantial property and benefits from a central location in the city of Inverness. The main frontage of the building has direct access to the pedestrian pavement on Kenneth Street. To the side and rear of the building is a compact, easily maintained garden which is laid to a mix of bricks and slabs, complete with a small rockery, drying area, wooden garden shed and various garden shrubs including several rhododendrons.

DEVELOPMENT POTENTIAL

Trade could be significantly increased were evening meals to be offered together with introduction of a Liquor Licence.

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 bed and breakfast basis. Current figures show excellent profitability. Full accounting information will be made available to interested parties subsequent to viewing.

PRICE

Offers over £475,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation. Included in the asking price is the owner's 280se Mercedes classic car.

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

Kenneth Street is very central to Inverness - see location 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

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.



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.