

Hotels, Guesthouses, Licensed, Retail



Commercial

## The Aultbea Hotel, Aultbea, Wester Ross

Hotels  
Guesthouses  
Licensed  
Retail

Well presented, attractive and traditional, Fully Licensed, high quality Highland Hotel  
Spectacular coastal setting and prime trading frontage to the busy A832  
An excellent reputation, supporting strong turnover and profits from year round trade  
8 most comfortable en-suite letting bedrooms plus additional staff / owners' accommodation



The sale of The Aultbea Hotel offers the opportunity to own an attractive and substantial West Highland Hotel benefiting from strong turnover and an exceptionally beautiful coastal setting.

**Offers Over £515,000**

York House  
20 Church  
Street  
Inverness

Telephone  
0845  
450 0790

## DESCRIPTION

The Aultbea Hotel is a traditional, thriving Highland Hotel, dating as far back as 1860 when the property was originally built as a hunting lodge for Lord Zetland. The hotel today is an impressive building with a commanding coastal presence in scenic Wester Ross, on the shores of beautiful Loch Ewe, an ideal base from which to explore the North West Highlands. Lord Zetland made a good choice in siting his hunting lodge and the sporting accent of the area continues today. The surrounds of Aultbea and nearby countryside which include the Torridon Mountains, still offer some of the finest fieldsports in Scotland as they have historically, particularly for Trout / Salmon Fishing and Deerstalking. Enjoying a key roadside location in the popular village of Aultbea, the hotel is an excellent example of the merging of traditional values with modern day comforts and facilities. This impressive exterior of the property is testament to its Victorian roots and likewise, open fires, high ceilings, attractive cornicing and characterful natural wood finishes are evident throughout the interior of the building. The traditional welcoming atmosphere offered today is reflective of this well maintained property and its setting, yet is further enhanced by a smart range of modern day facilities following a comprehensive range of refurbishments undertaken by the present owner. The business has a welcoming Resident's Lounge with comfortable seating, exposed floorboards and a living flame fire. The hotel offers a range



of dining formality, The Zetland Restaurant is a must for more intimate dining and has a desirable ambience with attractive lighting, background music, a smart fireplace and views overlooking tidal Loch Ewe with its beautiful sunsets, otters, seals sea and numerous sea-birds. The Waterside Bistro is set immediately to the front of the hotel and offers less formal, bistro style dining overlooking the bay towards Aultbea pier which is home to active shellfishing boats. This bright and spacious area proves particularly popular with passing trade and opens out into the garden patio which has bench and table type seating, immediately overlooking the foreshore. The spacious Lounge Bar with its smart tartan carpeting and large well stocked servery again offers less formal dining and a wide choice of draft beer, wine, malt whiskies, minerals etc. Completing the robust range of facilities the hotel has a well supported locals' bar which enjoys healthy year round trade placing this popular highland hotel squarely at the heart of the community. In addition to catering and beverage sales the hotel enjoys significant income from accommodation bookings driven by eight most comfortable Letting Bedrooms, all of which benefit from modern en-suite facilities. As it presently stands the hotel has achieved a successful and sympathetic combination of traditional character





with modern day comforts which appeal to a well balanced clientele, from year round local trade, businessmen, tourists and a variety of passing / casual trade.

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. Adding the climatic effects of the Gulf Stream to the wonderful scenery and the welcoming community spirit in Aultbea results in the popularity of the area with those seeking a relaxing holiday in the Scottish Highlands. Such are these enduring attributes that Aultbea Hotel enjoys a strong client base and a good level of repeat trade. The area is understandably popular with both walkers and climbers, offering a variety of coastal and inland walks to suit all ages and energy levels. Fishing permits for wild brown trout are available on a great number of local hill lochs, salmon fishing can be arranged on nearby rivers and there are sea fishing opportunities too. For the less active the spectacular scenery offers excellent sightseeing and the beaches of Mellon Udrigle and Opinan offer the chance of relaxation on beautiful untouched sands. The nearby Beinn Eighe nature reserve and Inverewe Gardens, founded in 1862 are other inspirational trips not to be missed. In addition to a welcoming community spirit, the village itself benefits from a grocers shop and post office.

For resident owners the area offers an exceptional Highland setting with primary schooling at Aultbea and secondary schooling at nearby Gairloch.

Since purchasing the hotel in 1998 the present owner has incurred considerable expenditure in modernising and upgrading the business. The property has been largely re-roofed, a new central heating system has been installed and both public areas and letting bedrooms have been significantly refurbished. The smart range of modern facilities



that now exist today combine to drive strong turnover and profitability. The present owner runs the business as a sole trader, providing an excellent opportunity for enthusiastic new owners to further increase trade from these particularly well presented premises.

Having enjoyed the rewarding and profitable lifestyle that self employment in the hospitality sector affords for some 10 years it is retirement from the licensed trade that brings the business to the market.

### THE PROPERTY

The Aultbea Hotel is a detached property of traditional construction dating back to 1860. A Victorian property, stone built under largely a pitched slate roof, the hotel has accommodation arranged over 3 levels.

### PUBLIC AREAS

The main Hotel entry faces the main road, a partially glazed outer door opening into the Entrance Hallway which benefits from a fully tiled floor. To the left is the bright and popular Waterside Bistro (24) which enjoys an exceptional seaward panorama. Straight ahead a substantial inner door opens into the main Reception Hallway. It is here that the main Reception Desk is conveniently located, with a substantial Administrative Office to the rear. Upon entering the hotel, to the right off the Reception Hallway is the Residents Lounge complete with exposed wooden floor, living flame gas fire inset into a stone hearth, original cornicing, ceiling rose and deep faced skirtings. Comfortable furnishings and tartan curtains make this an ideal room in which to simply relax. To the left off the Reception Hallway is the intimate Zetland Restaurant (50), again with a characterful stone fireplace and living flame log fire inset. Exposed wooden flooring, a variety of lighting levels and high quality, well co-ordinated curtains and décor present this impressive room to great effect. Off the Reception Hallway the main stairwell leads upstairs to the hotel's 8 en suite Letting Bedrooms. A corridor leads through from the Reception Hallway to the welcoming Lounge Bar (35). The Lounge Bar is an attractive and spacious area with smart tartan carpeting and a well equipped servery. Off the Lounge Bar, set to the opposite end of the building is the popular Local's Bar. This, a focal point of the local community again has a well stocked servery and has a pool table, fruit machine, juke box and a warming, oil fired stove. A beneficial design feature is that both bar serveries are basically end to end, making them suitable for staffing by a single person. Currently meals are served at both lunchtime and in the evening and children are made welcome. The Local's Bar conveniently incorporates a separate entry from the side of the hotel removing the requirement for patrons to enter via the main hotel. To the front of the property set above the foreshore the patio area provides for another 40 covers and proves most popular.

### LETTING BEDROOMS

The hotel has 8 most comfortable en-suite letting bedrooms to sleep 17 guests (1 Family, 1 Single and 6 Twin / Double with Zip & Link Beds.) These are all well-appointed and very comfortable with modern facilities. Rooms have central heating, tea/coffee making facilities and televisions. Deluxe bedrooms have views over Loch Ewe and Jacuzzi baths.



Commercial

Hotels  
Guesthouses  
Licensed  
Retail

York House  
20 Church  
Street  
Inverness

Telephone  
0845  
450 0790



HSPC Ref No: 28398



### OWNERS / STAFF ACCOMMODATION

A private stairway to the second floor provides access to self contained owner's accommodation. This comprises of two bedrooms and a private shower-room.

### SERVICE AREAS

The hotel has a good-sized, particularly well equipped commercial kitchen and adjoining washing-up area. Substantial storage off the kitchen accommodates fridges, freezers, vegetable store, dry goods store, spirit cupboard etc. There is a separate still room. The hotel has a good-sized beer cellar conveniently located close to both bars.

Adjoining the main building is a substantial single storey, stone built outbuilding which is presently used as a workshop and tool shed. This may have potential for alternative use subject to necessary consents.

### GROUNDS

The area to the front of the hotel is laid to tarmac and provides for off-street parking that is supplemented by additional private parking at the opposite end of the building by the Local's Bar. The area between the hotel and the foreshore is laid to grass and is slabbed forming a popular patio.

It is also proposed to reinstate a jetty to the front of the building together with 3 boat moorings.

### SERVICES

Mains electricity, Water supply and Private Drainage (Mains in-hand). Oil fired central heating, bottled gas, cash machine, broadband facilities.

### LICENCES

The business has a Full Hotel Licence with Regular Extensions

### TRADE

The Aultbea Hotel is a well presented, mature and profitable business with strong turnover approaching £300,000 net of VAT. Accounting information will be made available to seriously interested parties subsequent to formal viewing.

### PRICE

Offers over £515,000 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

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.



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

Inverness 70 miles, Gairloch 13.

Aultbea Hotel is centrally situated in the village of Aultbea on the foreshore of tidal Loch Ewe. Please see the map inset.

### WEB-SITE

[www.aultbeahotel.co.uk](http://www.aultbeahotel.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](mailto:info@asgcommercial.co.uk)

Website [www.asgcommercial.co.uk](http://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.

