

Hotels, Guesthouses, Licensed, Retail



Commercial

The Haugh Hotel, Cromdale By Grantown-on-Spey

Hotels
Guesthouses
Licensed
Retail

Attractive and traditional, fully Licensed, good quality Country Inn
Excellent trading location in the beautiful village of Cromdale on the busy A95
Amidst scenic mountains, pine forests and birch woods in the Cairngorm National Park
A well supported business enjoying established year round mixed trade
8 most comfortable letting bedrooms plus substantial 3 bedroom owners' house



The sale of The Haugh Hotel offers the attractive combination of a substantial hotel which enjoys year round trade together with a spacious family home, all within a most beautiful Cairngorm National Park setting.

Offers Around £280,000

York House
20 Church
Street
Inverness

Telephone
0845
450 0790

DESCRIPTION

The Haugh Hotel is a most attractive and traditional, all round Highland Hotel extending a relaxed and friendly welcome to all its clientele. The building itself is a substantive property which dates back to the late 1800's yet is presented today with a range of smart modern facilities which appeal to a broad base of visitors. The Hotel enjoys strong year round local support which is complimented by a healthy mix of tourists, businessmen, golfers, fishermen, walkers, ornithologists and many, many more who choose to visit this popular area. The business sits close to the Spey Way and the famous Whisky Trail amidst the Cairngorm National Park. The hotel's prime central location in the Highland village of Cromdale is a definite benefit, combining with prime roadside frontage on the busy A95 to create a highly desirable trading opportunity. The business enjoys strong year round local support and offers a varied range of formality to suit all tastes. The spacious Locals' Bar is wholly informal offering bar meals, a wide range of beverages and both darts and pool which prove popular. Relaxed seating areas are set to both ends of the spacious Locals Bar with dining tables and chairs in-between. Exposed internal stonework, and an open fire add to the character of this sizeable room. Adjoining the Local's Bar is the cosy Lounge Bar, again with exposed stonework, a beamed ceiling, open fire and modern spotlighting this is an area particularly popular with hotel guests for both food and beverages. The well appointed Restaurant offers perhaps a more formal dining option and sets an intimate ambience with soft lighting, music and once again exposed, rough hewn stonework, ceiling beams and an open fireplace all of which reflect the inherent character of the Haugh Hotel. Complimenting the substantial public trading areas are 8 comfortable Letting Bedrooms. As it presently stands the hotel has achieved a successful and sympathetic combination of traditional character with modern day comforts and generates trade on the three traditional hotel income streams, namely catering, beverage and accommodation sales.

The attractive village of Cromdale sits on the A95, a busy route for both commercial travellers and tourism. The village enjoys a particularly favourable trading location as it sits close beside the infamous River Spey, Scotland's fastest flowing river, is convenient for those walking the Spey Way and enjoys the numerous benefits that accompany location within The Cairngorm National Park. Set amidst some of the most beautiful scenery in Scotland the area is home to a huge range



of wildlife which include a variety of Deer, Pine Martens, Wildcats, Otters, Foxes, Badgers and many rare moths and insects amongst others! The hotel is not only a paradise for naturalists, the area attracts numerous ornithologists, the Osprey and Capercaillie amongst the most prestigious local species. The former can be seen nesting at nearby Boat of Garten, the latter through locally arranged RSPB tours. Outdoor pursuits, watersports, angling, golfing, wintersports, Castles, Distilleries, and many other day trip options make The Haugh an excellent base from which to pursue a wide range of activities. The Strathspey Steam Railway and Funicular Railway on Cairngorm itself are also popular with guests. For resident owners the area offers an exceptional Highland setting with primary schooling in Cromdale and secondary schooling only 3 miles away at the acclaimed Grantown Grammar School.

The present owners purchased the hotel in 2007 as newcomers to the hotel trade. They relocated to Cromdale and plan to settle in the village after selling the hotel, however, have decided to place the business on the market to enable them to pursue alternative opportunities. The hotel benefits from an established reputation and good track record yet there remains scope for enthusiastic new owners to develop trade beyond its present level.

THE PROPERTY

The Haugh Hotel is a detached property of traditional construction dating back to the latter part of the 1800's. A substantial property, stone built under a pitched slate roof, the hotel has accommodation arranged over 2 levels with more recent adjoining single storey extensions.

There is a small area of flat roofing.



PUBLIC AREAS

The main Hotel entry faces directly onto the busy A95. A solid Outer Door opens into the bright Entrance Porch which has a fully tiled floor and a glazed Inner Door which opens into the main Reception Hallway. It is here that the main Reception Desk is located, conveniently facing the main door. Upon entering the hotel, to the right off the Reception Hallway is the comfortable and characterful Lounge Bar complete with open fire, exposed beams, rough hewn stonework and attractive lighting. This in turn leads through to the popular Locals' Bar, a large and spacious room, again benefiting from an open fireplace, a range of bar style seating and more comfortable seating complete with darts, pool, juke box and fruit machine. The Locals' Bar offers an excellent range of beer, spirits, minerals etc, from a large well stocked servery which backs onto the Lounge Bar servery. Both bars have their own tills etc. for busier period, yet the layout conveniently provides for staffing by one person during quieter periods. The Locals' Bar has its own separate access door to the side of the hotel and both ladies/gents restrooms. As such it is largely self contained. Currently meals are served at both lunchtime and in the evening and children are made welcome.



To the left of the main entrance off the Reception Hallway is the intimate Restaurant again with an open fireplace, beamed ceiling and exposed natural stonework. This attractive area for dining has been newly furnished. The main stairwell leads upstairs from the Reception Hall to the hotels 8 Letting Bedrooms.

LETTING BEDROOMS

The hotel has 8 most comfortable letting bedrooms to sleep 21 guests (1 Family Room, 3 Triple and 4 Double. Six bedrooms have en-suite facilities, the remaining two share a family bathroom. These are all well-appointed and very comfortable with modern facilities. Rooms have central heating, tea/coffee making facilities and televisions.

PRIVATE ACCOMMODATION

The current owners have a traditional 3-bedroom house adjoining the hotel. This benefits from private entry and forms part of the overall property.

The owner's house is stone built under a pitched slate roof. Accommodation is arranged over two floors, on the ground floor are the Lounge, Kitchen and Sun Porch which offers access onto the garden. One bedroom is also at ground level together with a Family Bathroom. On the first floor are two further bedrooms (one with bath), together with a separate W.C.

SERVICE AREAS

The hotel has a good-sized particularly well equipped Commercial Kitchen and adjoining washing-up area. A Dry Goods Store off the kitchen also accommodates fridges, freezers etc. The hotel has a good-sized beer cellar conveniently located close to the bars with direct access for deliveries. A locking Spirit Store sits to the rear of the bar servery. In addition to these in the Locals' Bar further Ladies and Gents restrooms are found on the ground floor.





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HSPC Ref No: 28477



GROUNDS

The area to the front of the hotel is laid to tarmac and provides off-street parking for approximately 12 cars that is supplemented by additional unrestricted parking in a substantial car park set to the opposite side of the hotel. Smart outside seating to the front of the building offers patrons the opportunity to sit outside and enjoy better weather.

To the left of the main hotel there is a further parking area laid to gravel and a lawn with a further small patio area. A large double garage to the rear proves useful for storage etc.

SERVICES

Mains electricity, Water supply and Drainage. Oil fired central heating, Bottled gas.

LICENCES

The business has a Full Hotel Licence with Regular Extensions and a Children's Certificate

TRADE

The Haugh Hotel is a popular well supported business at the heart of the community. Accounting information will be made available to seriously interested parties subsequent to formal viewing.

PRICE

Offers Around £280,000 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

Inverness 38 miles, Aviemore 18, Grantown-on-Spey 3. Per the inset map, The Haugh Hotel is located directly on the A95 centrally to Cromdale.

WEB-SITE

www.thehaughhotel.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

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.



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.