



Glencarse Hotel

*Main Street, Glencarse
Perthshire
PH2 7LX*

Freehold: £465,000

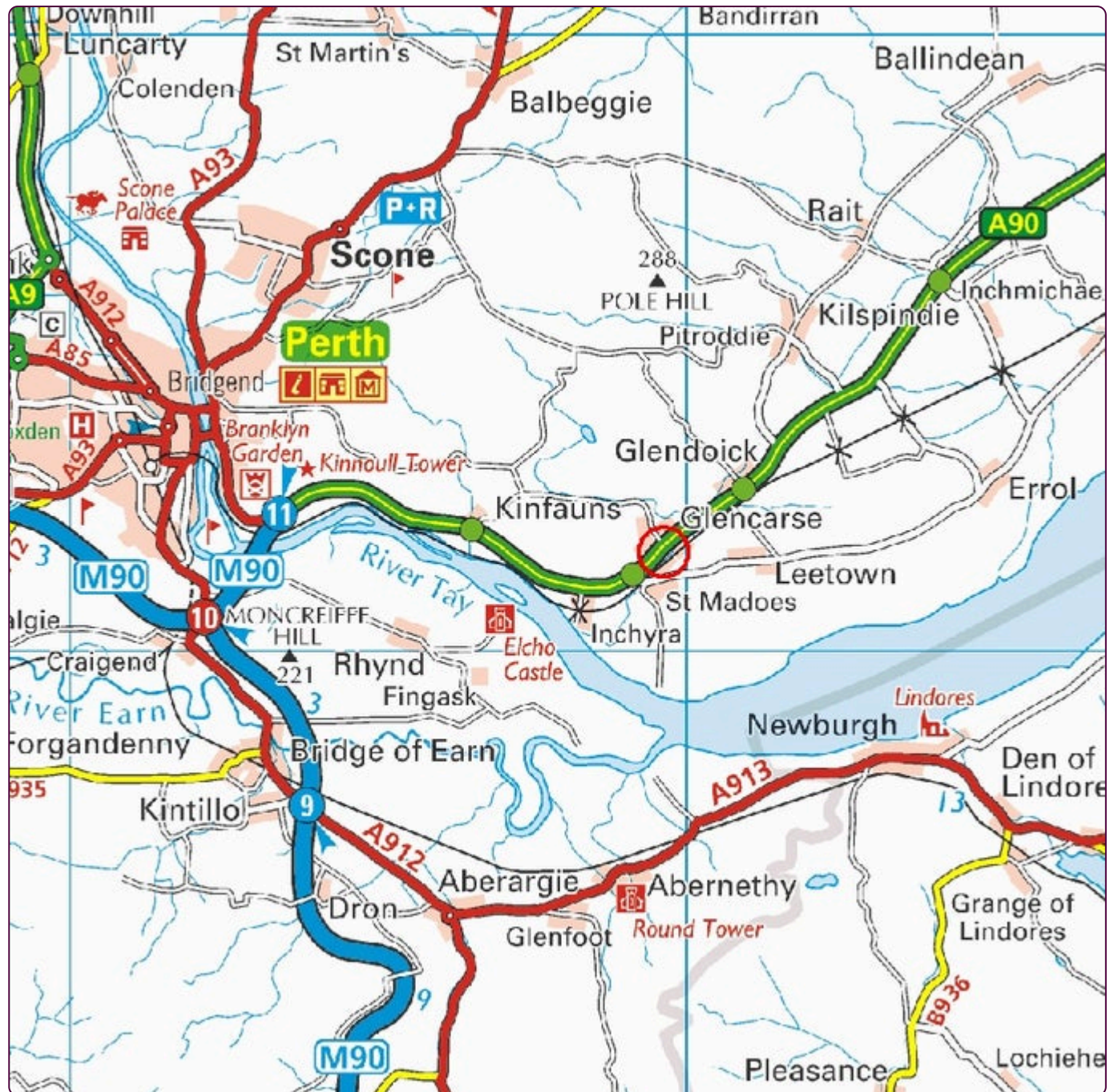
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LOCATION

Glencarse is a village in the Scottish Council area of Perth and Kinross. The village is situated four miles (6 kilometres) east of Perth, lying alongside the A90 road. It was formerly served by Glencarse Railway Station on the Caledonian Railway.

Perth is a city in central Scotland, on the banks of the River Tay. It is the administrative centre of Perth and Kinross Council area and is the historic county town of Perthshire having a population of 47,430.

Perth is situated approximately 20 miles west of Dundee, 40 miles north of Edinburgh and 60 miles north east of Glasgow, lying at the hub of central Scotland's motorway network. As such, the city benefits from an excellent strategic location.





THE OPPORTUNITY

The Glencarse Hotel was bought by our clients in 2013, who are selling due to retirement from the trade.

The business trades very profitably and is well placed for a new owner to further increase the existing trade going forward.

There is huge scope given the location of the business as there is a local wedding venue within walking distance of the hotel, which the business currently benefits from. It is popular with guests looking to stay, eat and drink however, also caters for weddings and events, which can accommodate for 70 seated. Hotel stays are normally booked via Booking.com.

The hotel boasts fantastic reviews across TripAdvisor, Google and Booking.com and has a great following on Facebook.

DESCRIPTION

A unique opportunity to acquire a well performing hotel which has been well run since 2013. The former 18th Century coaching Inn trades consistently well and offers genuine potential for growth going forward. The hotel would be well suited to both an owner or multiple operator.

INTERNAL DETAILS

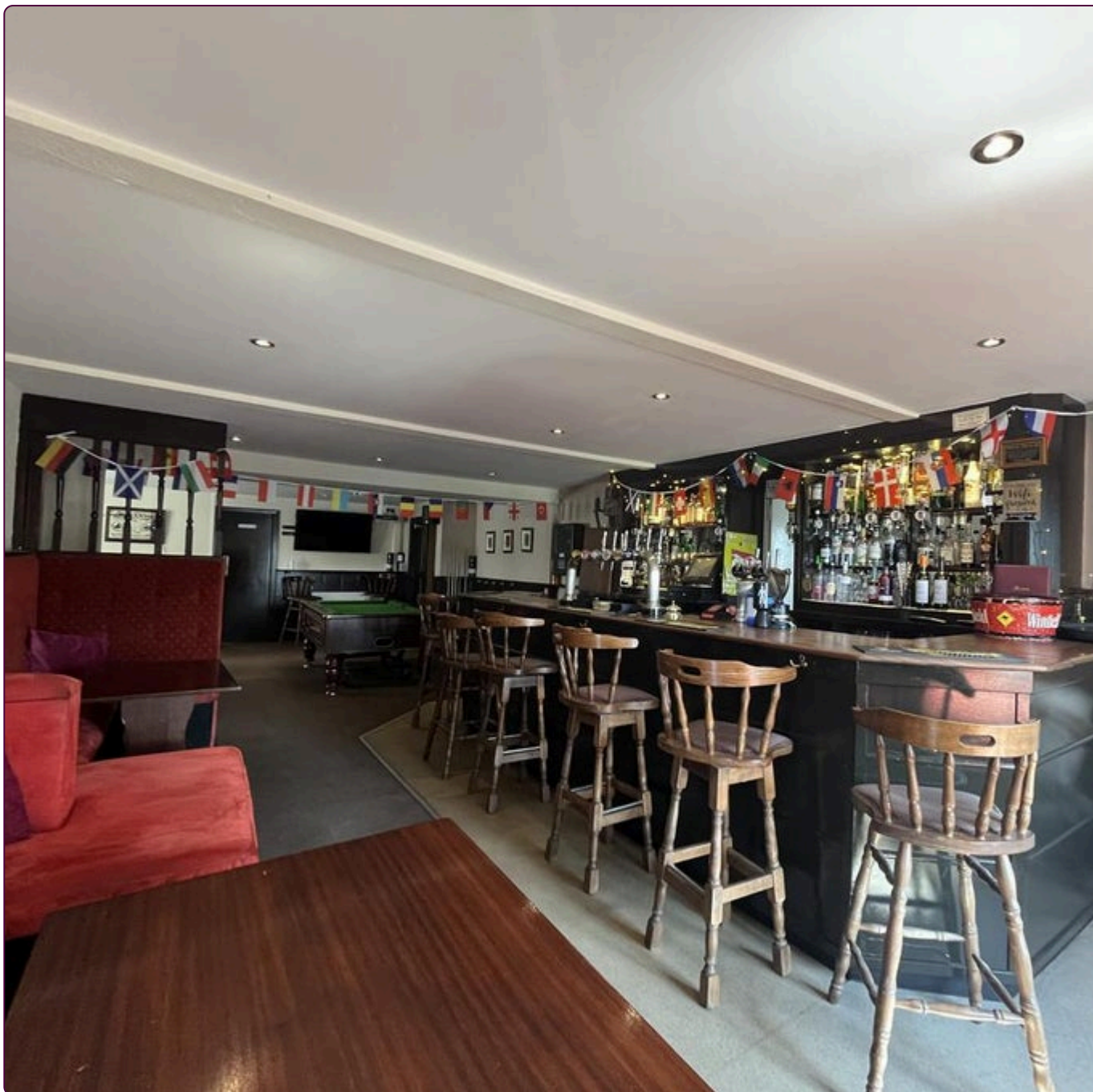
Entry to the hotel leads to the main spacious reception area with a small seating area with leather sofas and chairs.

The pub can be accessed via its own entrance to the left, accommodating around 50 via fixed seating, wooden tables and chairs. The room features a pool table and large TV's showing live sport, with male and female toilets to the rear.

The lounge is to the right of the reception area and can accommodate for around 70, with a mixture of loose tables and chairs. The restaurant/function room is popular and can be used for private events such as birthdays, weddings and corporate events with its own bar. Male and female toilets are located to the rear with the bar being situated to the right.

A fully equipped and spacious commercial kitchen is to the rear and sits behind the restaurant/function room. The laundry room as well as ample storage is located off the kitchen.

The beer cellar is located in the former stable block building.





TRADING HOURS

Monday - Tuesday
Closed

Wednesday to Thursday
12.00pm - 9.00pm

Friday - Saturday
12.00pm - 11.00pm

Sunday
12.00pm - 6.00pm



FIXTURES & FITTINGS

All fixtures and fittings are included within the sale
(excluding any personal items).

STAFF

TUPE – The proposed purchaser will be required to offer continuity of employment in accordance with the Transfer of Undertakings (Protection of Employment) Regulations.

LETTING ACCOMMODATION

Located in the former stable block building next to the the main hotel are five ensuite letting apartments recently refurbished to a stylish, contemporary design.

Room 1

Double & Single
Sleeps 3

Room 2

Twin Room

Room 3

Double Room

Room 4

Double Room

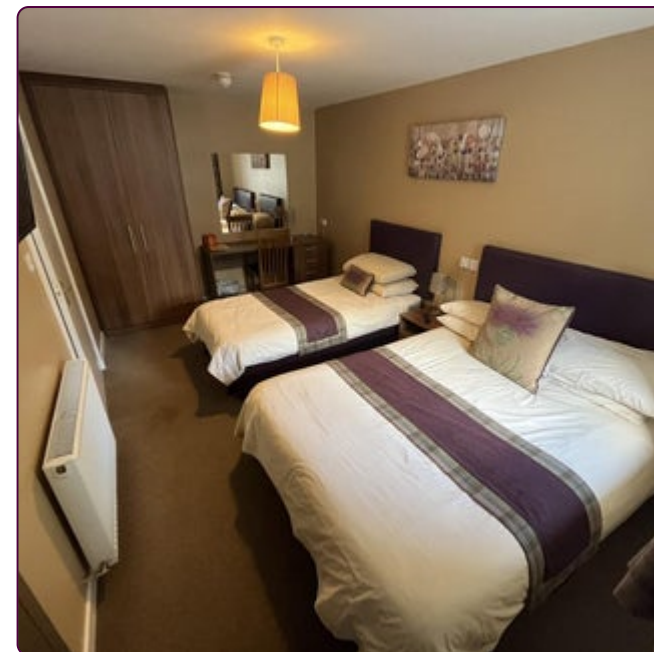
Room 5

Twin Room

OWNER'S ACCOMMODATION

Spanning the footprint of the main building is spacious three bedroom owners accommodation which is accessed via an internal staircase.

- Kitchen/dining room
- Large storage room with tanks
- Main Bathroom
- 2 x Double Bedrooms
- Main Ensuite Double Bedroom
- Livingroom





EXTERNAL DETAILS

Located to the rear is the beer garden with tables and chairs.

A large garden area is also located to the rear which the owners have explored developing for further accommodation with the correct planning consents.

Customer car parking can found to the rear.

TRADING INFORMATION

Full Trading Profit & Loss Accounts will be provided to seriously interested parties after a formal viewing.

BUSINESS RATES

The Rateable Value as of 1 April 2023 is £11,700. Confirmation of actual rates payable can be obtained from the local Authority.

REGULATORY

Premises Licence



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



SIMON WATSON

Senior Business Agent - Hospitality

T: +4477 5455 9534

E: simon.watson@christie.com

CONDITIONS OF SALE

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

