



Highland Hotel

Ref: 6846670

Strathpeffer, Scotland, IV14 9AN

Freehold: £2,000,000

134 ensuite bedrooms

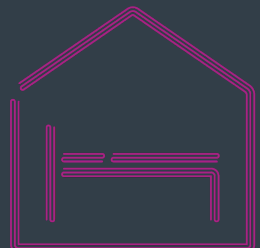
Victorian spa village centre location

Gateway to the NC500 tourist route

Strong leisure and coach business

Large site of 2.2 acres

EPC rating G (or D using English methodology)



The Property was purpose built around 1911 and is an imposing four storey hotel with a two storey rear wing. There is detached staff accommodation to the rear with an additional maintenance block and further along the same access road a former staff villa. The main hotel building is category B Listed with Historic Scotland.

The Hotel is arranged over four principal storeys and is of traditional stonework set in landscaped gardens and lawns.

The business is available free and clear of current management and branding and would be well suited for continued use to capitalise on the booming stay-cation market in the region.



Internal Details

- Hotel entrance
- Two Restaurants with seating for 156 and 60 respectively.
- Lounge bar / reception - 150 covers
- Two Guest lounges
- Commercial kitchen

Letting Accommodation

All 134 guest rooms have ensuite facilities. The accommodation comprises:

- 4 family bedrooms
- 53 double bedrooms
- 42 twin bedrooms
- 32 single bedrooms
- 3 Driver's bedrooms

Business Rates

Rateable value with effect from 1 April 2023 £145,000.



External Details

There is parking for approximately 10 vehicles to the front and 5 coaches to the rear. There is a garden area and areas laid to lawns. The site extends to approximately 2.20 acres

Owner's Accommodation

The hotel benefits from a one bed managers flat, a 6 bed staff block and a derelict lodge

Fixtures & Fittings

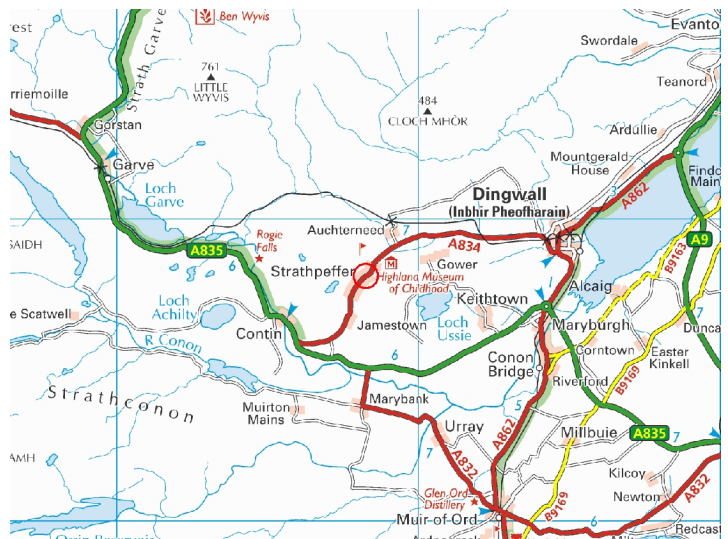
All owned fixtures and fittings are included in the sale and an inventory will be produced.

Location

Prominently positioned in the centre of Strathpeffer which is a popular village, situated north of Inverness in Scotland at the heart of the norther Highlands. The village is a popular tourist destination in its own right with its popularity dating back to Victorian times when it was known as a Spa town. Nowadays it also serves as a base/ stopover location for those touring the Highlands given its easy access to the popular NC500 touring route. The town is accessible via the A834 with the nearest railway station being in Dingwall which is five miles away. Approximate driving distances are: Edinburgh 173 miles, Glasgow 191 miles and Inverness 19 miles.

Tenure

Freehold. There is a contract in place for 24 rooms to house displaced Ukrainian citizens until 31/03/24.



Trading Information

Trading information can be made available upon agreement to Christie & Co's online NDA. Please visit the data room (www.christieco-dataroom.com) and specify the name of the hotel (Highland Hotel).

The Opportunity

Whilst the hotel is available to acquire on a single asset basis, Christie & Co are selling other hotels across the UK for the same seller. Additional information can be provided on request. Please contact the following for any multi asset enquiries:

Jeremy Jones, Head of Brokerage (jeremy.jones@christie.com)
Ed Bellfield, Regional Director (ed.bellfield@christie.com)

Customer Due Diligence Checks

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.

Contact

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

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189