

THE TYNDRUM INN

Tyndrum, Crianlarich, FK20 8RY

FREEHOLD: OFFERS OVER - £1,500,000 | REF: 6846690

KEY HIGHLIGHTS

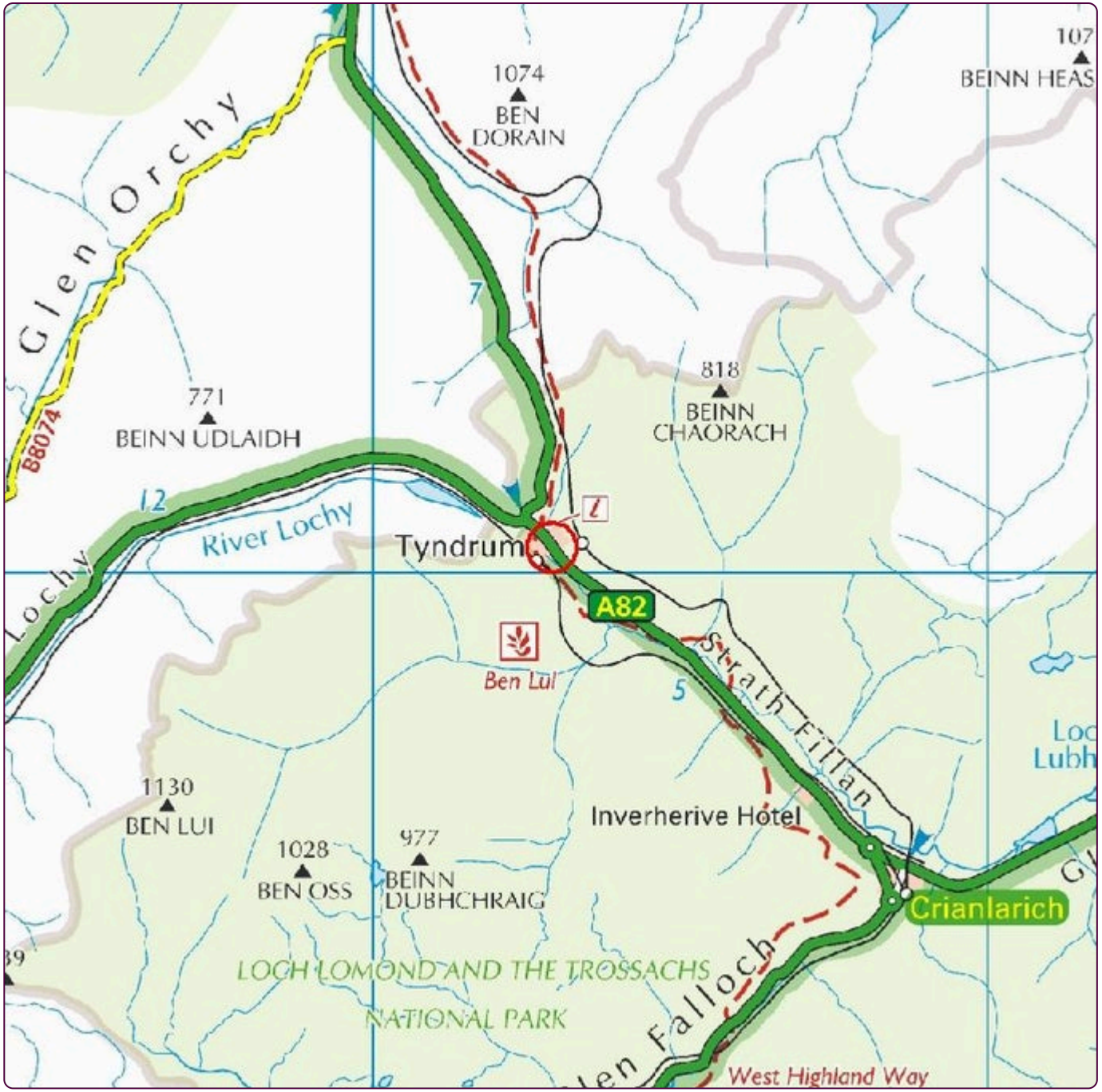
- 22 Letting Rooms
- Bar & Restaurant
- Staff Accommodation
- Large Car Park & Beer Garden
- Busy well known Tourist Location
- Energy Rating B

LOCATION

The Tyndrum Inn is situated in Tyndrum, which lies within the Loch Lomond and Trossachs National Park, surrounded by scenic landscapes and mountains. The village is an important transportation hub which leads to most main routes to the Scottish Highlands.

The area has several amenities including hotels, shops, restaurants and a local train station which connects Glasgow to Mallaig as well as Oban and Fort William. It is extremely popular for tourists staying, eating and drinking whilst walking the West Highland Way. This is one of Scotland's most famous long distance walking routes, approximately 96 miles which starts at Milngavie and ends in Fort William. It is understood that around 100,000 locals and tourists walk the route each year.

Glasgow is around 60 miles south of Crianlarich via the A82 with Fort William being around 50 miles north via the A82. Oban is around 36 miles west via the A85.







THE OPPORTUNITY

A rare opportunity to acquire an outstanding business located in Tyndrum, on the junction of the A82 and A85 which leads to Oban, Glencoe, Fort William and further on to Skye. Our clients have owned the Tyndrum Inn since 2013 however, it had been in the family for 18 years until 2000 before then.

The business is formed of letting rooms, restaurant and bar and is popular for tourists and locals who are stopping off before their onward journey to the Highlands or are involved and taking part in the West Highland Way. This is a 96 mile stretch between Milngavie and Fort William with the Tyndrum Inn being ideally situated for guests to stay, eat and drink.

The website **The Tyndrum Inn** provides further information such as menus, room prices and an online booking platform. Rooms can only be booked via their website or through a selected number of tour groups.

DESCRIPTION

An outstanding Inn located in Tyndrum, which has been owned by our clients since 2013. The Tyndrum Inn is formed of 22 letting rooms, bar and restaurant.

The Tyndrum Inn would be well suited to an owner operator or couple however, given the turnover and profitability, would also be a great addition to an existing portfolio to be operated under management.

INTERNAL DETAILS

Upon entry is the main reception with the bar and restaurant to the right. This area can accommodate for around 80 via moveable tables and chairs and fixed seating. A small conservatory can accommodate around 15. The bar is to the rear as you enter from the reception.

Adjacent to the bar is a door which leads to customer toilets, fully equipped commercial kitchen, a further restaurant/café area to accommodate around 100, staff area and 13 en suite letting rooms.

The reception area leads to an additional nine letting rooms which are located across the first floor.

There is a one bed manager's flat also located on the first floor.









FIXTURES & FITTINGS

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

STAFF

All employees will transfer with the sale under TUPE.

TRADING INFORMATION

Full trading information will be provided to interested parties after a formal viewing.

REGULATORY

Premise License

BUSINESS RATES

According to the Scottish Assessors, the Rateable Value is £15,400 as of 6 December 2024. Confirmation of actual business rates payable should be obtained from the Local Authority.

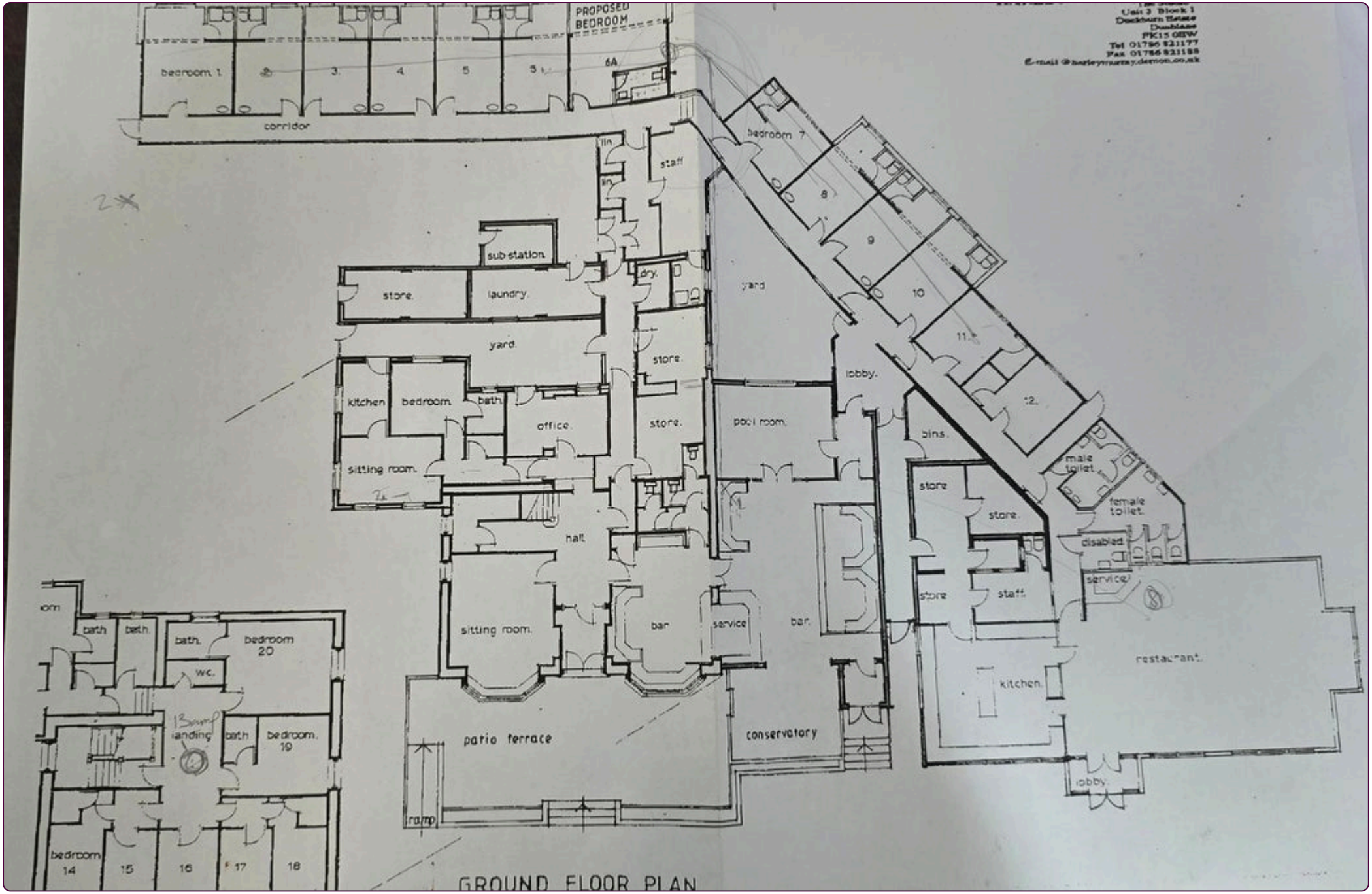
EXTERNAL DETAILS

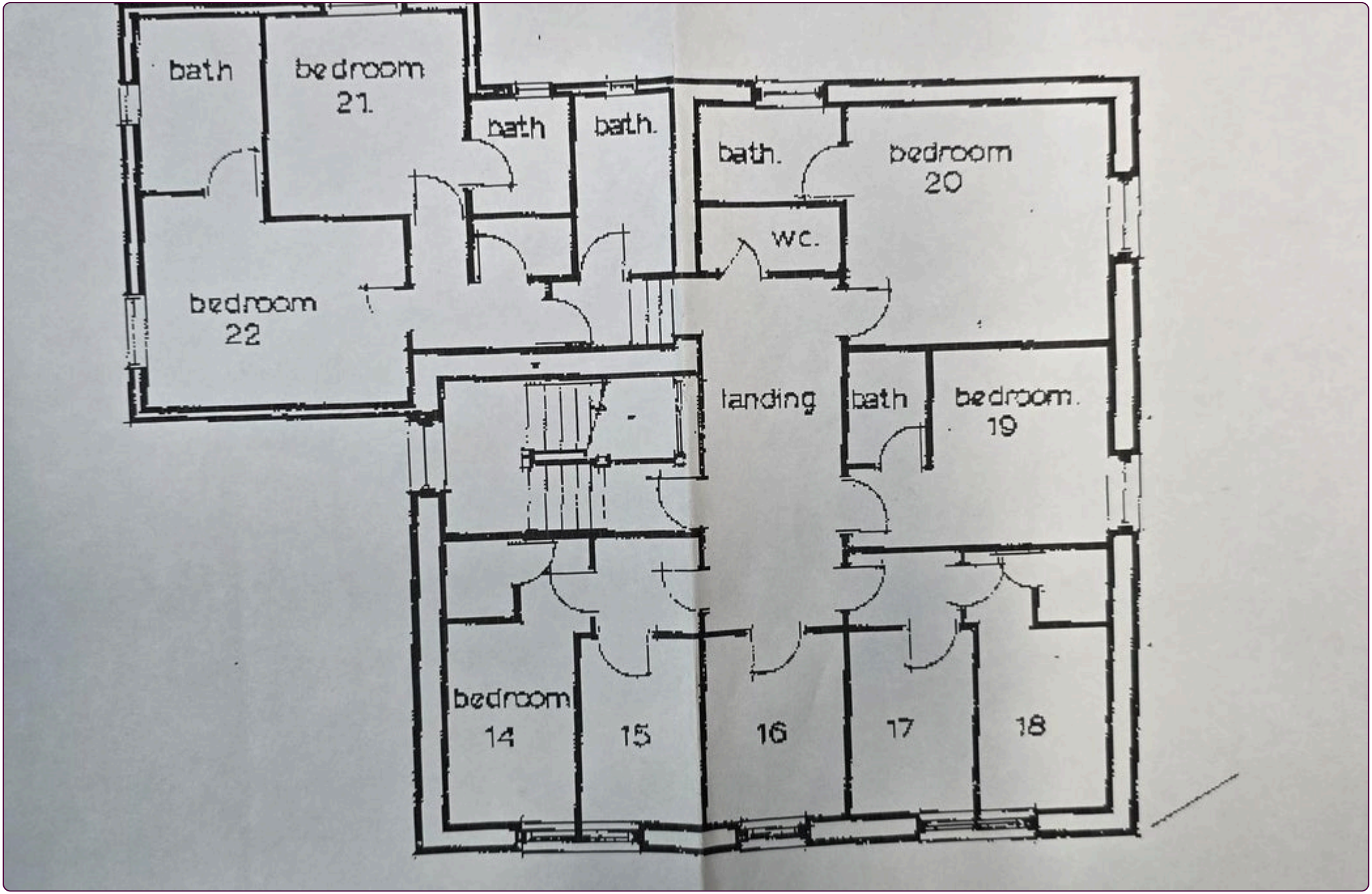
The property is of stone construction under a varying pitched and slated roof with a two storey timber framed structure housing the bedrooms to the rear. This was built around the 1970s with the single storey extension to the right of the main hotel being built around 1990. This extension forms as part of the overflow restaurant/café.

The car park can accommodate around 30 cars with a large beer garden to the front for around 50.

A large shed to the rear houses a Biomass heating system.




PROPOSED BEDROOM
bedroom 1
corridor
bedroom 7
staff
sub station
store
laundry
yard
kitchen
bedroom
bath
office
sitting room
hall
pool room
lobby
bins
male toilet
female toilet
disabled
service
restaurant
kitchen
bar
service
bar
sitting room
patio terrace
conservatory
ramp
bedroom 20
wc
landing
bedroom 19
bedroom 14
GROUND FLOOR PLAN


bath
bedroom
21
bath
bath.
bath.
bedroom
20
wc.
bedroom
22
landing
bath
bedroom
19
bedroom
14
15
16
17
18

DEBT & INSURANCE ADVISORY

FINANCE

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CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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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:



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