

The Lochalsh Hotel.

Ferry Road, Kyle, Ross-shire, IV40 8AF, Scotland.



- . Impressive 47 Bedroom Water Front Hotel
- . Prominent Position Overlooking the Isle of Skye
- . Breathtaking Location close to The Skye Bridge
- . Spacious Public Rooms
- . Healthy turnover with strong adjusted net profit
- . Potential to Extend the Property offering further Bedrooms
- . Genuine Retirement Sale

Freehold

Offers over £825,000

Owned and operated by the same family for over 10 years, the impressive 47 bedroom Lochalsh Hotel is a purpose built traditional Scottish hotel, which is located in The Kyle of Lochalsh on Scotland's beautiful North West coast. Known as the gateway to Skye, the Kyle of Lochalsh is a busy fishing village with good local amenities and train station that offers regular services to and from Glasgow, Edinburgh and Inverness. Located beside the new Skye Bridge, the area has historically been the stopping off point for those travelling on to the Isle of Skye. Set in its own grounds and surrounded by magnificent scenery with stunning views of the Isle of Skye and Lochalsh, the hotel lends itself perfectly to host weddings, birthday parties and conferences. Over the years after hosting many functions & parties, the hotel has gained a strong reputation for service and standard of cuisine on offer, which has resulted in much repeat bookings. For the keen outdoor enthusiast, the Lochalsh Hotel offers guests the opportunity to enjoy some fishing, cycling, walking or enjoy one of the many local wildlife cruises.

Arguably one of the areas finest family run establishments, The Lochalsh Hotel has benefited from an extensive refurbishment programme which has seen upgrading to almost all of the 47 en-suite rooms, public rooms & grounds. Each of the tastefully decorated bedrooms, many of which provide water front views, offer en-suite facilities, television & fine bedroom furniture. The high standard achieved in the bedrooms continues to the public areas, including the cocktail bar & elegant restaurant.

After owning and operating the business for over 10 successful years and during that period enjoying an increasing level of corporate, wedding, tourist, sporting & local trade, our client has decided to offer the business for sale due to the wish to retire. With the demand for quality hotels in Scotland, our clients believe that the business represents a rare opportunity for possibly a larger group or experienced operator to take ownership of quality Scottish hotel that is ready to move to the next level.

The Property.

The Lochalsh Hotel consists of 47 en-suite letting rooms with the potential to expand further, spacious reception area, cocktail bar & waterfront restaurant. The hotel benefits from spacious grounds and car parking.

Ancillary Areas

Office, commercial kitchen, cold room & freezer, laundry room, wine store & cellar plus various storage rooms.

Letting Rooms.

The hotel has 47 en- suite letting rooms of which 4 are family suites, 3 single with the remainder being either double or twin, with the possibility to extend.

Fixtures and Fittings.

A full inventory will be completed to detail all personal items excluded from the sale or items subject to a lease.

Price.

We are inviting offers over £825,000 for the freehold property, complete with goodwill and trade contents but excluding personal items. Stock at valuation.

Viewing.

For reasons of confidentiality, no direct approach may be made to the business. All viewings must be arranged through Scottish Business Centre Edinburgh office

Offers All offers should be submitted directly to the sole selling agents, Scottish Business Centre.



Disclaimer: Whilst Scottish Business Centre endeavours to make these particulars as accurate as possible; they do not form any part of any contract or offer nor are they guaranteed. These particulars are provided only as a general outline of the property referred to. Applicants should make their own enquires and inspection of the property to satisfy themselves as to the accuracy or Otherwise of the information given. These details were believed to be correct at the time of publication but their accuracy is not guaranteed. Scottish Business Centre.