



## Beinn Bhracaigh

Ref: 5244998

14 Higher Oakfield, Pitlochry, PH16 5HT

Freehold: Offers Over £875,000

13 ensuite letting rooms

Excellent tourist location

3 bed owners accommodation (private access)

Refurbished to a high standard

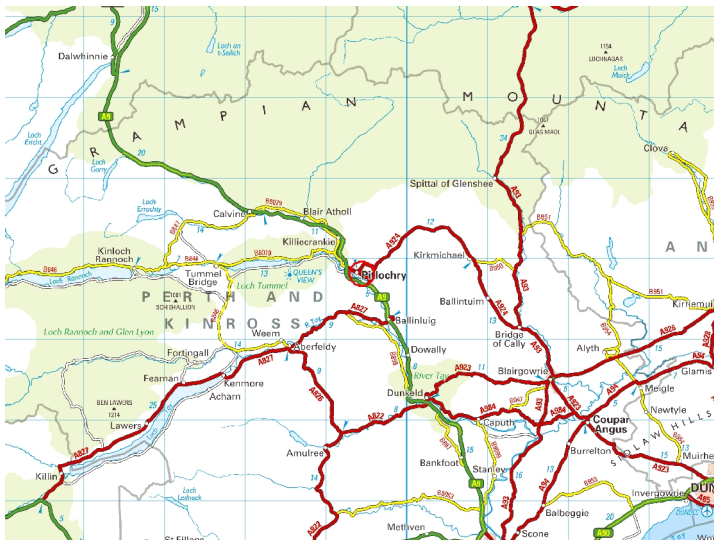
Large car park

Energy rating G





An excellent opportunity to acquire a turn-key hotel business in the busy town of Pitlochry. The business trades profitably although there is potential for a new operator to develop the trade further. There is also scope to convert the property into self-catering apartments or a private residential home (subject to change of use from the Local Authorities). The owners accommodation could also be easily reconfigured to add two additional letting rooms.



### Location

Beinn Bhraich is a 4 Star family operated hotel within the historic Perthshire town of Pitlochry. Located a few minutes from the town centre, this magnificent business is well situated for all the local amenities as well as it's accessibility from the A9.

Pitlochry is an extremely popular destination for day trippers, staycations and International tourists from across Europe, America and Asia. There is much to do in the immediate area and is steeped in History from walking, fishing and golf. Pitlochry is within easy reach of both Glasgow and Edinburgh as well as Inverness.

From Glasgow you follow the M8/A80 which changes to the M9 then take the A9 to Perth, follow the Perth by-pass signs to Inverness and continue on the A9 and then take the signposted exit to Pitlochry. From Edinburgh head north over the Forth Road Bridge and follow the M90 to Perth before taking the A9 to Pitlochry.

Pitlochry is accessible by rail from throughout the country, with the train station located in the town centre. There is one direct train from London to Pitlochry daily.

### Internal Details

The hotel has been refurbished to a high standard throughout and hosts 13 ensuite letting rooms over two floors. There are two double rooms and two classic rooms on the ground floor with the other nine rooms on the first floor. A fully licensed bar is situated on the ground floor at reception although this is currently operating as an 'honesty bar'.

The main dining area is to the rear and can accommodate for around 30 covers via moveable wooden tables and chairs.

Virtual Tour link Please click for: [Virtual Tour](#)





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### The Opportunity

A great opportunity to acquire an established business in Pitlochry. Our client has owned the hotel since 2011 and is now looking to retire from the trade.

The business currently trades as a bed & breakfast however, there is scope to increase trade further by offering lunch and dinner as well as operating the bar on the ground floor. Our client also chooses to trade the business seasonally from April to October and therefore is scope to increase this further by operating all year round. The letting accommodation can be booked via [booking.com](https://www.booking.com), [Trivago](https://www.trivago.com) and [LateRooms](https://www.laterooms.com) with the business boasting excellent reviews on [TripAdvisor](https://www.tripadvisor.com) and [Google](https://www.google.com). Guests can also book direct at [www.beinnbhraigh.com](https://www.beinnbhraigh.com) using the free to book platform.

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### Other Floors

Hotel letting rooms:

- 6 x standard double ensuite
- 5 x classic standard ensuite
- 1 x superior standard ensuite
- 1 x junior standard ensuite





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### External Details

A detached Victorian country house built in 1880 over two floors with a pitched a slated roof. There is a large car park to the front of the property and a small garden area to the side which forms part of the owners' accommodation.

A large patio area with a grass gentle slope is to the rear with additional wooden garden furniture. A large garage to the front which is currently used as storage could also be converted into additional letting accommodation.

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### Business Rates

According to the Scottish assessors, the business qualifies for zero business rates under the 'small business bonus scheme'.

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### Fixtures & Fittings

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

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### Trading Information

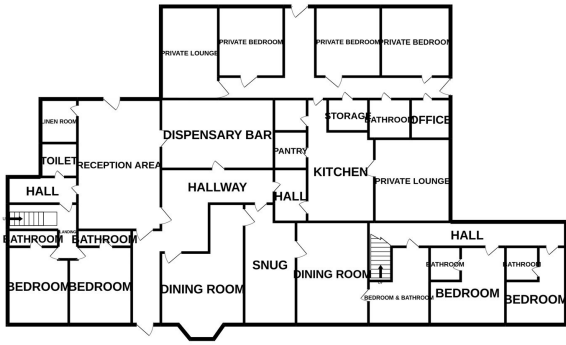
Trading information will be provided to seriously interested parties after a formal viewing has taken place.

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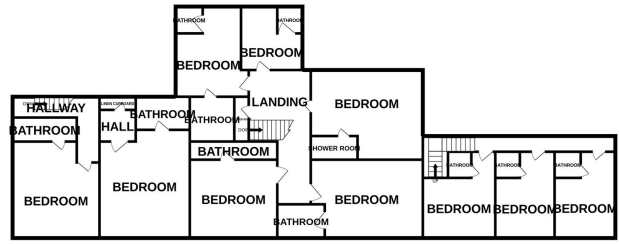
### Regulatory

Premises License

GROUND FLOOR



FIRST FLOOR



### 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:

#### Tony Spence

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 E:tony.spence@christie.com  
 Edinburgh



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.



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