

# RED HOUSE HOTEL

Station Road, Coupar Angus, Perthshire, PH13 9AL – Freehold £2,250,000







## BUSINESS OVERVIEW

- Established hospitality business
- Central location
- Wedding and conference venue
- Golf breaks May-Sept, great local trade
- Opportunity for further development
- Energy Rating G

## LOCATION

This hospitality opportunity is located within Coupar Angus which is situated in East Perthshire. Coupar Angus has developed as a tourist resort and is located 26km North East of Perth. The Red House Hotel is positioned to the north east side of Station Road, the A94 at its junction with Forfar Road and the A923, the town centre of Coupar Angus is within a few minutes walk.

## DESCRIPTION

The Red House Hotel forms partly of the original red sandstone building which has been redeveloped over the years with various extensions of a single and two storey nature. The original property is laid over ground, first and attic floor levels with the adjoining single storey extension having an attractive conservatory added to the front. The extensions having been added in keeping with the style and appearance of the original property.



## INTERNAL DETAILS

The Hotel has been developed to offer a wide range of facilities. on the ground level there is the bar restaurant (124) inclusive of the conservatory, public bar, snooker room, leisure facility, squash court and pool/darts room. The flexible function facility offer a capacity of 160 however can accommodate smaller numbers for either private parties or conferences.

## FIXTURES & FITTINGS

The majority of trade fixtures and fitting are free from loan or hire purchase agreement, however an inventory will be provided to interested parties.







## REASON FOR SALE

After 36 years within the hospitality sector, two of the partners have decided to retire, As a result and as part of a process, the remaining partners have decided to market the hotel.

## LETTING ACCOMMODATION

The letting accommodation is laid over ground and first floor levels and consist of 20 letting rooms all having en suite facilities. 17 of the rooms have three piece bathroom suites with the other three having shower only, there are 12 family rooms, seven twin rooms and one triple room. The executive rooms come with attractive viewing balconies, whilst free Wi-Fi is available in all bedrooms. each room has a flat screen TV with complimentary Sky Sports coverage.

## EXTERNAL DETAILS

The Red House Hotel sits upon a large plot with an enviable trading position within the town. Directly to the front is the large car park which can accommodate up to 90 cars. To the side of the Hotel there is a large vacant plot for future development present the opportunity to expand the letting bedrooms and leisure facility. This plot is currently not included within the sale.

## OWNER'S ACCOMMODATION

Located on the first and attic floor levels of the main property there is the spacious owner's accommodation which consists of three double bedrooms (two en- suite) office, shower room and lounge areas.

## THE OPPORTUNITY

The Red House Hotel trades as a 3 star hotel with Visit Scotland which operates all year round. There is a diverse split of trade with income being derived from accommodation, food, beverage, function/ conference trade, and leisure. Food and beverage being the largest proportion. The hotel facilitates weddings, functions, funerals and coach parties and offers weekend golf, fishing and shooting breaks in the surrounding area. Golf is particularly popular due to the location.

The hotel has been owned by the current family for 36 years and since in their ownership has undergone consistent improvement and expansion. The business has grown and now offers one of the largest function facilities within the area with a 160 function facility.



## STAFF

The hotel boasts a strong organisational structure with the management team capable of running the business on a day to day basis. A full staff list will be made available to interested parties after viewing.

## TRADING INFORMATION

The financial year end for the business is 31st March. The net income for 2018, ytd (41 weeks) is £1,174 422 returning good GP and EBITDA. Certified accounts will be made available to genuinely interested parties after formal viewing.

## DEVELOPMENT POTENTIAL

As previously mentioned, there is a sizeable plot to the side of the hotel which could be developed to extend both the letting and leisure aspects of the business.

## VIEWING

No direct approach may be made to the business as staff are not aware of the sale. For an appointment to view or for further information please contact:

**Brian Sheldon** - E: [brian.sheldon@christie.com](mailto:brian.sheldon@christie.com) – T: 0141 352 7300

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