

For Sale – Freehold Asking price £675,000

Poppies Hotel, Leny Road, Callander, FK17 8AL





# Poppies Hotel, Leny Road, Callander, FK17 8AL

## Executive Summary

- A unique opportunity to acquire an established small hotel with separate owners/managers accommodation.
- Asking price offers over £675,000
- The main hotel has 9 bedrooms with ensuite or private facilities.
- Award winning whisky bar with 40 cover dining room.
- The property and asking price includes a detached 3 bed owners/managers house to the rear of the hotel.
- Within an hours' drive from both Edinburgh and Glasgow international airports
- Private landscaped gardens with front licensed beer garden





# Location

Poppies Hotel is situated on the north side of Leny Road forming part of the A84, the main tourist route from Stirling to Lochearnhead where the A85 leads to Oban, and the A82 leads to Glencoe, Fort William and the Highlands.

Drive times :

Edinburgh –	1 hour
Glasgow –	1 hour
Stirling –	25 mins

Callander is a central belt town, situated on the edge of the Loch Lomond & The Trossachs national park, home to Loch Lomond, Ben Lomond and some of the best outdoor walking and cycling spaces in the UK.



Callander has a very busy high street, especially during the summer months as the A84 is one of the primary tourist routes in Central Scotland, leading to Argyll & Bute and the Highlands. The surrounding area includes a mix of commercial and residential properties with a Tesco metro store situated a short distance east of the hotel.





# Description

The original building was constructed in the late 19<sup>th</sup> Century and has been extended over the years to both the side and rear. Poppies has been operated as a mall hotel for over 17 years and the current owners are looking forward to enjoying their retirement.

The property is accessed directly from Leny Road forming part of the A84 with a lawn area to the front of the property utilised as an external dining area.

There are 9 marked spaces for cars with additional space available for owners/staff vehicles.

The ground floor includes a large office of the reception area, which in turn leads to the Whisky Bar/Lounge. The bar area has a solid wood flooring with various seating, and a fireplace feature. The timber framed bar has a mirrored gantry to the rear with a large selection of whiskies from across Scotland.

The bar leads through to the dining room, finished to a high standard and can cater for up to 40 covers. A spacious and fully fitted commercial kitchen is provided at ground floor.





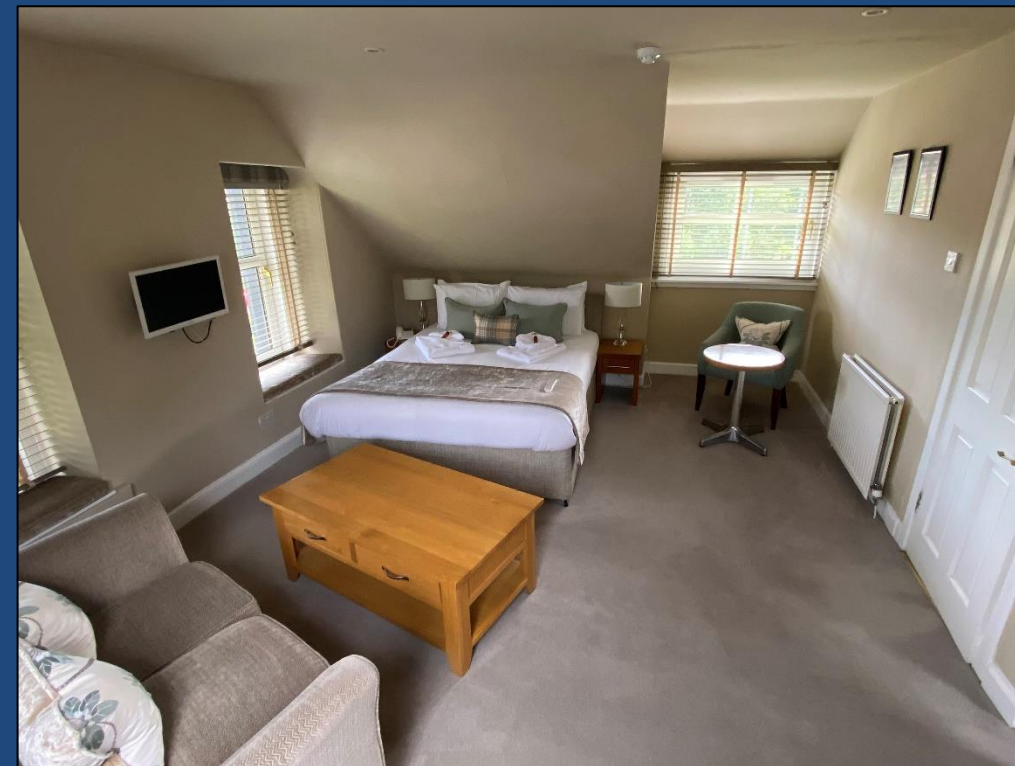
# Letting Accommodation

There are 9 ensuite letting bedrooms within the hotel. One room is situated on the ground floor, 6 are located at first floor level with a further 2 rooms provided at second floor level.

Each room is fitted to a high standard with TV's, tea and coffee making facilities, hairdryers and ironing boards.

Rates vary throughout the year and start from £95 for a standard room in the off-season months to £130 per night for a superior room in the summer months.

There is a former staff bedroom with ensuite shower room provided to the rear of the ground for although currently this is utilised for storage purposes.

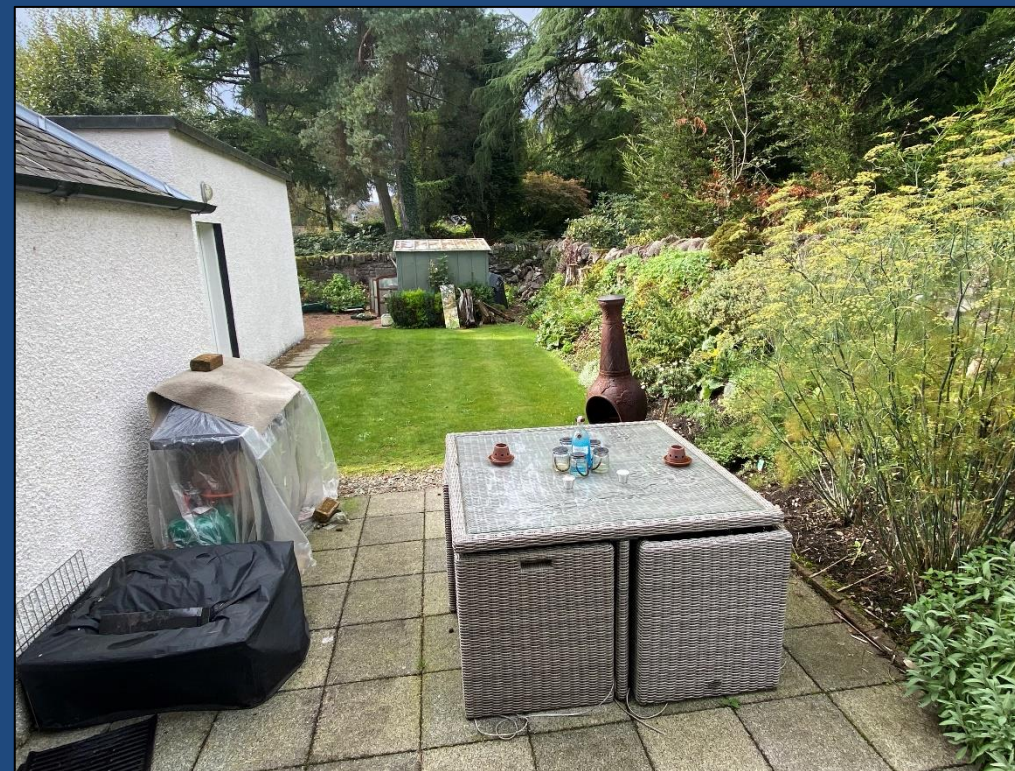




# Opportunity

Poppies Hotel represents an excellent opportunity for an experienced operator or couple to take on an established business on one of the main tourist arterial routes in Central Scotland. The owners house which is detached from the hotel, was built in 2017 and includes 3 bedrooms (one master ensuite) kitchen, lounge and bathroom. Private gardens with a patio area is provided to the rear of the site.

The current owners took the decision to provide a bed and breakfast service only a few years ago as a lifestyle choice and such there is huge potential to increase revenue and profit margins by re-establishing the dining room and whisky bar within the main hotel building. Historic turnover levels with accommodation, restaurant and bar sales were in excess of £300,000 with retained profits of £100,000 or thereby. More recently on an accommodation basis only, retained adjusted profits have been £40-£60,000 (2019-2020). A fully fitted kitchen is provided and the dining room could easily be fully re-established as a restaurant for both guests and non-residents. The Premises Licence remains in place and significant additional income could be obtained from re-establishing the bar lounge.





## Price

Offers around £675,000 are sought for the Freehold interest. Fixtures and fittings within the hotel are all included in the sale as a TOGC.

## Exclusions

- The personal assets of the owners in the private accommodation.

## Finance

We are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

## Viewing

Strictly by appointment only with the Sole Selling Agents, Drysdale & Company. No approach to be made to the property or members of staff.

## Staffing

The hotel is operated by the current owners along with some part time housekeeping staff. Current staff members will pass over with a sale of the business as a going concern, under TUPE legislation. Contract details can be provided on request.

## Rateable Value

The Rateable Value of Poppies Hotel (2017) is £27,750  
Poppies House, residential property – Council Tax Band E

## EPC

Hotel EPC Rating G.

Lodge house EPC Rating C.

## Intellectual Property Assets

- Website

<https://www.poppieshotel.com>



## Social Media (all included)



@poppieshotel\_callander



@PoppiesCallander

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### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. A list of Partners can be obtained from any of our offices. Date of Publication: September 2021