



Drysdale & COMPANY

For Sale –

Freehold Asking price
Offers over £1,450,000

Loch Leven Hotel
Old Ferry Road
Ballachulish
PH33 6SA



Loch Leven Hotel

Executive Summary

- A unique opportunity to acquire an established small hotel in the Scottish Highlands
- 18 bed Hotel including 12 hotel rooms, 4 luxury pods, 2 Annex letting rooms, distillery and owner's house - **asking price o/o £1,450,000**
- Outbuildings currently utilised for a separate craft distillery business,
- 3 bedroom house (held under separate title) currently utilised by the owners of the hotel.
- Additional outbuildings housing 6 staff accommodation rooms, laundry room, storage areas, boiler room and a shop conversion with planning permission granted and works almost completed.
- Award winning Old Ferry Bar, Loch View Restaurant, Literature Lounge, outside deck seating area.
- Lochside location a short drive from Glencoe, home to cinematic experiences such as Harry Potter, Monty Python & 007
- Privately owned and operated for over 10 years.

Location



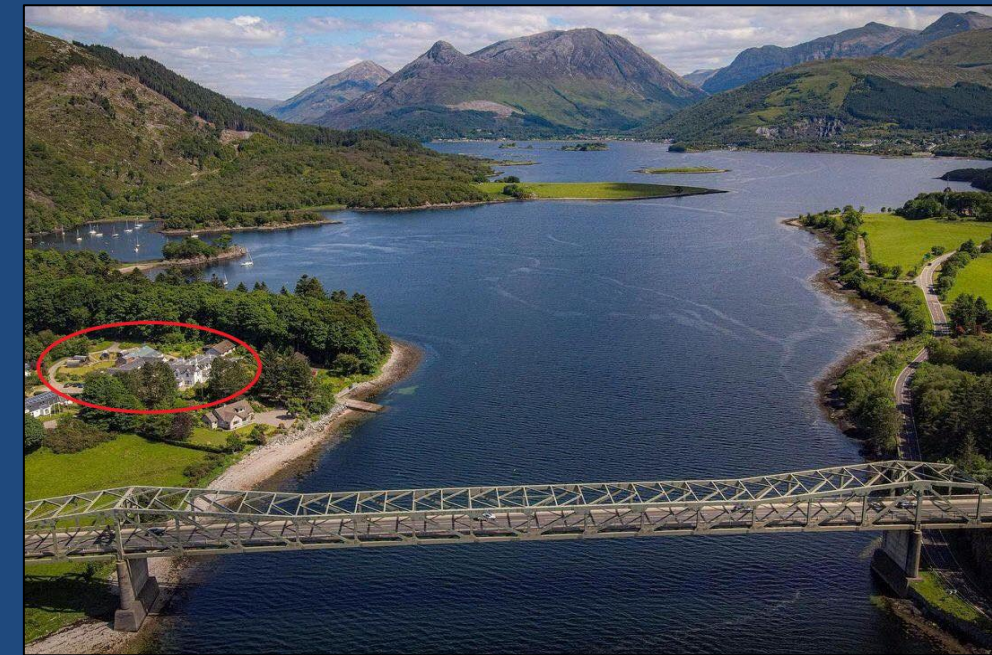
The Loch Leven Hotel on the west coast of Scotland, is situated in North Ballachulish on Old Ferry Road, overlooking the Ballachulish Bridge, an iconic structure in the area and driven over by thousands of tourists and visitors to the area every year.

The majority of people travelling to Fort William and further north to destinations like Inverness, Skye, and the NC500 will pass through Ballachulish and as such the hotel is the perfect stop off for visitors to break up their journey or explore the local area, with a huge amount of walking trails, cycle routes and outdoor experience providers choices on the doorstep.

Drive times :

Inverness -	2 hours	Edinburgh -	3 hours
Glasgow -	2 hours 15 mins	Fort William -	20 mins

The Loch Leven Hotel is located on the northern landing of what was the only way to cross the waters at the meeting of Loch Leven and Loch Linnhe - The Ballachulish Ferry. The ferry ran between 1912 and 1975 when it was made redundant due to the opening of the present road bridge.



Location



Description

The core of the hotel building can be dated back to the 1600's and the time of Bonnie Prince Charlie, and until 1975 was utilised as a ferry inn saving people travelling from Oban to Fort William the 19 mile road journey around Kinlochleven.

The hotel has been extended over the years and is a detached property, 2 storeys in height and set beneath a variety of pitched and slated roofs. The property sits in grounds with private gardens, a car park and 4 recently added garden pods to the north of the main hotel building.

The central access door to the front of the hotel leads to the reception counter with office to the rear.

Website: www.lochlevenhotel.co.uk



The Literature Lounge is situated to the front of the property and can be used as a resident's lounge or for private functions as required. Carrying a traditional theme the room can seat around 30 people.

A central corridor from the front reception area leads to the award winning Old Ferry Bar, a very Scottish venue with open fire and timber counter with a selection of furniture provided.

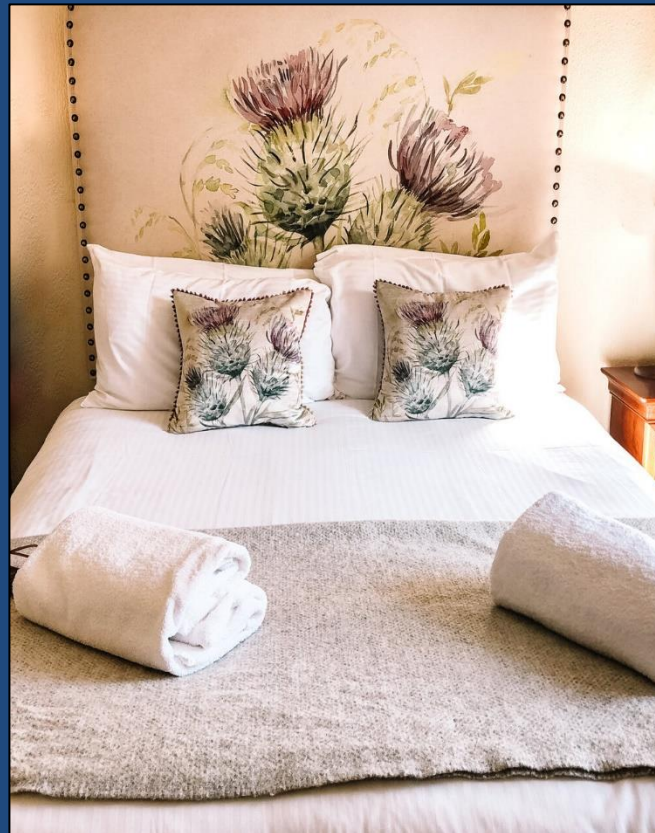
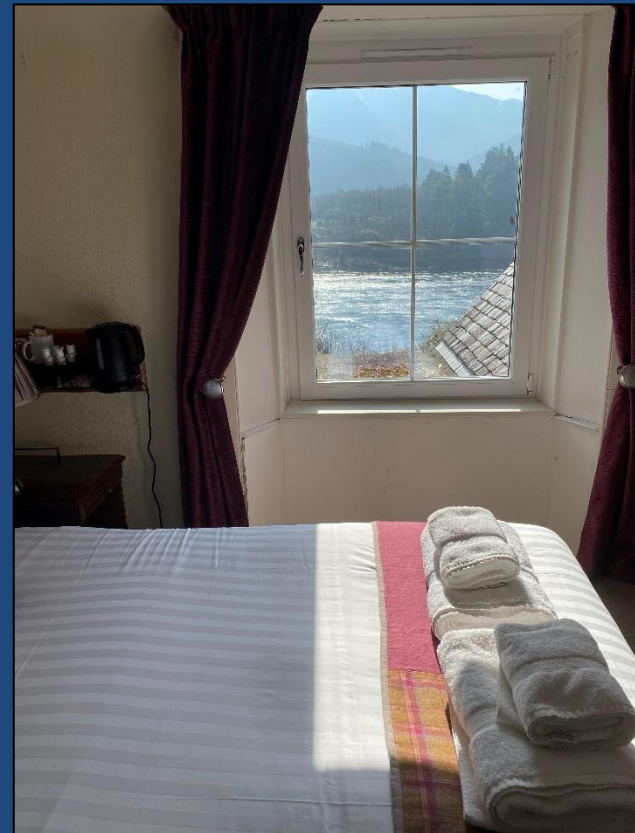
The Loch View Restaurant is set in an L Shape and has moveable furniture to seat around 80 covers. Fitted to an excellent standard throughout the restaurant has views over Loch Leven and the surrounding mountain ranges.

To the side of the hotel and accessed from the restaurant, is a timber decked external seating area which is extremely popular during the fair weather months, overlooking Loch Leven to the mountain ranges on the far side of the loch

Letting Accommodation

The main hotel includes 12 ensuite letting bedrooms, 1 situated at ground floor with the other 11 located at first floor level. Many of the rooms are provided with zip and link beds and can be set as either twin or double rooms. All rooms on the south facing side benefit from views over Loch Leven and the mountains beyond.

There are also 2 annex letting rooms located in the outbuilding, as well as 4 high standard private pods. The pods have their own garden area, private terraces, double beds, ensuite wet rooms, fridges, TV's and Bluetooth speakers. All rooms and public areas have WiFi. We understand there is existing planning permission in place for a further 2 pods to be added to the land.







Opportunity

The hotel offers a purchaser an opportunity to take over a well established, award winning business in the heart of the Scottish Highlands on the rugged west coast.

The hotel has been very well maintained and very little capital expenditure is required, being in true walk-in condition.

The drive through Glencoe is one of the finest in Scotland, with the Loch Leven Hotel situated at the far western end being a popular stop off for visitors looking to spend the night (or a few) or simply take in the surrounding views over lunch or dinner.

The detached Garden Pods have been a popular addition to the hotel and there is existing planning permission for a further 2 units in the gardens if a purchaser wished to increase the bedroom stock.



Turnover within the business has steadily improved since the current owners purchased in 2013, with excellent levels of profitability.

Full profit and loss accounts will be made available to seriously interested parties on viewing the property.

The hotel is operated by the current owners with a full compliment of staff.

We understand that depending on the time of year, staffing levels fluctuate between 10 and 18 staff members (many local). Staff accommodation is provided within the property, with a total of 6 staff rooms available, which have been recently upgraded.



Craft Distillery

The owner's of the hotel established an award winning distillery within outbuildings adjacent to the main hotel.

The distillery business is operated separately from the hotel but both businesses compliment each other well with many guests enjoying a distillery experience as part of their stay.

There are 2 commercial stills, 1 x 100 litre and 1 x 500 litre and the company boasts several award winning Gin's.

All equipment required for the business is included in the asking price as a going concern.

The owner's would be happy to discuss the various contracts they have in place with both suppliers and customers.

The business is extremely profitable in its own right and makes the entire purchase of the hotel and distillery businesses a truly unique opportunity.



Price

Loch Leven Hotel & Garden Pods
Caledon House (detached 3 bed cottage)
Craft Distillery and all equipment

Offers over £1,450,000 are sought for the Freehold interest to include the hotel, owners cottage, Caledon House, and the existing craft distillery business.

Fixtures and fittings within the hotel and distillery are all included in the sale as a TOGC.

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.

Social Media



@lochlevenhotel

EPC

Hotel EPC Rating G.

All EPC's available on request

Staffing

The hotel is operated by the current owners with a full compliment of 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

Loch Leven Hotel (2023) is £50,000

Distillery (2023) £4,100 (Benefits from 100% Rates Relief)

Intellectual Property Assets

- Websites

<https://www.lochlevenhotel.co.uk>

<https://www.pixelspiritsltd.co.uk/>



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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: January 2024