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COMPANY

Commercial Property Agents

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Clough  
BUSINESS ASSOCIATES

# THE WHITE STAG INN

## Commerical

- public area, lounge bar, restaurant/dining room and letting bedrooms.
- Fully equipped commercial kitchen
- beer garden and potential for microbrewery or alternative commercial ventures.
- Ample parking for 8-10 cars.

+ Owners apartment

## Contact Us

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**Drysdale**  
COMPANY

**THE WHITE STAG INN,  
MAIN STREET,  
STRATHYRE, PERTH &  
KINROSS,  
FK18 8NA**

**Guide Price**

**£325,000**





# Drysdale COMPANY

## Executive Summary

- Situated in Strathyre village within Queen Elizabeth Forest Park, along the A84 trunk road, a major tourist route.
- Two-story stone building with ground floor split-level public area, including lounge bar and restaurant/dining room. Fully equipped commercial kitchen, letting bedrooms, and owner's apartment.
- Timber tables/benches at front, raised beer garden at rear. Potential for microbrewery or alternative commercial ventures. Ample parking for 8-10 cars.
- Currently operated by owners; additional staffing required for 7-day trading.

**Guide Price is £325,000 as a TOGC.**

- Most of the furniture, fixtures and fittings in the hotel included within the price. Personal items within the owner's apartment excluded.

# Drysdale & COMPANY



## Location

The White Stag Inn is situated in the village of Strathyre and sits within the 50,000 acre Queen Elizabeth Forest Park. The A84 trunk road passes through the village which is one of the major tourist routes north from Central Scotland. Strathyre is 9 miles north of Callander and 42 miles west of Perth. Drive time to both Glasgow and Edinburgh is roughly an hour and 20 minutes. The surrounding area is extremely popular with outdoor enthusiasts to include walkers and cyclists, with the close by Loch Lubnaig a great spot for kayaking and canoeing.

Strathyre also sits on the Rob Roy Way, a 79 mile walking and cycling route between Drymen and Pitlochry. The route celebrates Scotland's most famous outlaw and generally takes between 6 and 8 days to complete (walking) depending on options.

## General Description

The White Stag Inn is a terraced two story property of traditional stone construction. The building has been significantly upgraded and refurbished by the current owners who are now seeking to retire and relocate. The White Stag is currently accredited with a 3 Star Inn award by the Scottish Tourist Board.

The central entry door leads to a reception area providing access to the public accommodation at ground floor to include an open plan lounge bar to one side of the property and a restaurant/dining room to the other side.

Ancillary accommodation at ground floor includes a fully fitted commercial kitchen, toilets, store rooms, office and a large fridge/freezer room.

All of the 5 letting bedrooms are situated at first floor level and finished to a good standard throughout. All furniture and mattresses etc. have been replaced by the current owners. There are 4 ensuite bedrooms with the 5th room, a triple bedroom, benefitting from a private shower room.

Owner's accommodation is provided at first floor level. The self-contained apartment includes a lounge, 3 bedrooms, 3 ensuite bathrooms and a small kitchenette area off the lounge.



## Lounge Bar



## Lounge Bar



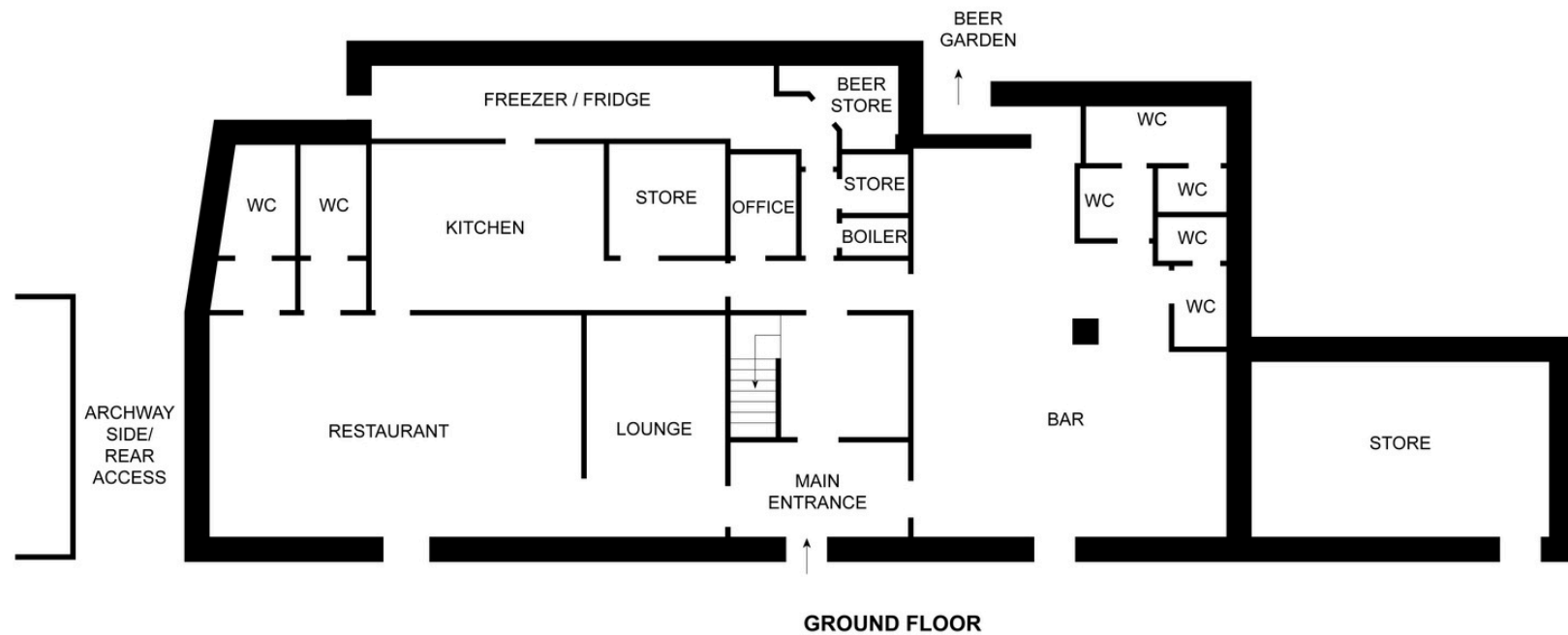
## Exterior

- There are a number of timber framed tables and benches to the front of the property as well as a raised, paved, beer garden area to the rear of the property.
- The current owner's had planned to create a bespoke micro brewery within a store room to the side of the hotel. The vacant section of property has planning permission for a micro brewery, although this may be able to be amended to alternative uses through discussion with the Local Authority.
- Parking is available to the side/rear of the property with space available for 8-10 cars.





## Floorplan - Ground Floor



## Floorplan - First Floor



FIRST FLOOR

**Opportunity**

The White Stag Inn presents an excellent opportunity for an owner/operator couple to take on an established small hotel with living accommodation.

The property has been significantly upgraded by the current owners to include new electrics and plumbing, as well as all new furniture and floor coverings within the public space.

The vacant section of property has planning permission for a micro brewery, although this may be able to be amended to alternative uses through discussion with the Local Authority. The equipment required for this is available by separate negotiation as an option to an incoming purchaser.

Alternatively the space could be developed to create a coffee shop, souvenir shop or even additional letting accommodation subject to suitable planning consent being granted.

The business also further benefits from the Small Business Rates Relief Scheme.

**Price**

Guide Price is £325,000 as a TOGC. Most of the furniture, fixtures and fittings in the hotel included within the price. Personal items and certain pictures within the properties excluded.

**Rateable Value**

The Rateable Value (April 2023) is £13,600 apportioned £11,400 Commercial and £2,200 Residential

As such the property would benefit from the Small Business Rates Relief Scheme.

**Staff**

The hotel is currently operated 5 days a week by the current owners as a couple. Additional staff would be required if 7 day trading were to be re-introduced.



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## GET IN TOUCH

Drysdale & Company specialise commercial property investments.

Looking for guidance within the commercial property market?

**Get in contact with Drysdale and Company today**

**For inquiries and viewing appointments, please contact:**

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