



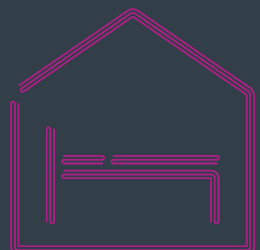
The Red House Hotel

Ref: 5245008

Station Road, Coupar Angus, PH13 9AL

Freehold: £1,950,000 - Guide Price

- Prominent Roadside Location on A94
- Long Established Successful Business
- Hotel, Weddings & Events Revenue Streams
- Strong Summer Golf Break Trade
- Recent indoor/outdoor glazed dining extension
- EPC Rating G



The Red House Hotel is a substantial hospitality / event / sport complex extended over the years from the original red sandstone building. The internal space still leaves room for changes of layout and use for an incoming purchaser to exploit depending on their preferred operation. The most recent addition is an attractive glazed conservatory with retractable glazed walls allowing true indoor / outdoor entertaining.

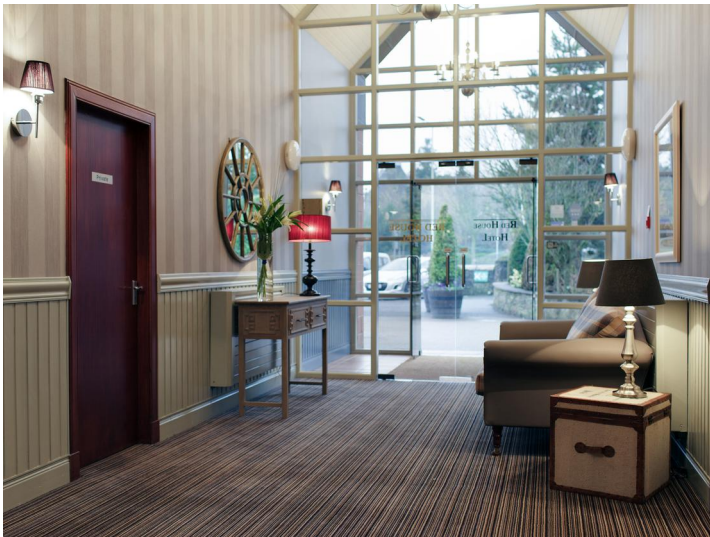
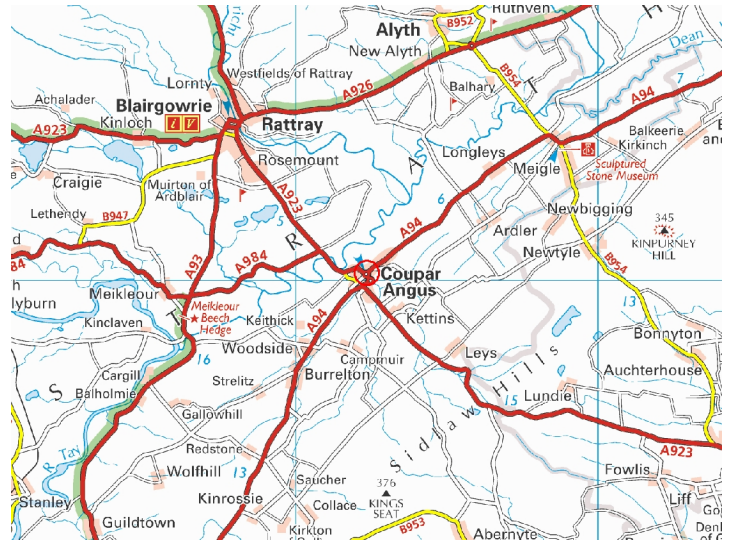
Location

Excellent central location in Coupar Angus which is situated in east Perthshire, south of Blairgowrie between Dundee and Perth. Coupar Angus has developed as a tourist resort and centre for affordable golf tourism.

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.

The Opportunity

The Red House Hotel has been owned, operated and expanded under family ownership for around 40 years. The family are now selling to allow some members to retire and others to pursue alternative business interests.



Fixtures & Fittings

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

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 offers a capacity of 160 however, can accommodate smaller numbers for either private parties or conferences.





Letting Accommodation

The letting accommodation is laid over ground and first floor levels and consist of 20 letting rooms all having ensuite facilities. 17 of the rooms have three piece bathroom suites with the other three having shower only.

Room Configuration

- 12 - Family Rooms
- 7 - Twin Rooms
- 1 - 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.



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 ensuite), office, shower room and lounge areas.

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.

Staff

Staff will transfer under TUPE regulations in the normal way.

Development Potential

To the side of the hotel, also fronting the A94, is a large vacant plot for future development offering the opportunity to expand the letting bedrooms and leisure facility. This site is not included within the sale however, the vendor is amenable to discuss this with any purchaser who would be interested in acquiring this additional area.

Trading Information

Trading revenues continue to show a strong performance for both rooms and food & beverage. Turnover for the six months to October 2023 has improved from 2022 figures.

Full trading information can be provided to seriously interested parties after a formal viewing.

Business Rates

The Rateable Value as at 1 April 2023 is £78,600. Confirmation of actual rates payable can be obtained from the local Authority.

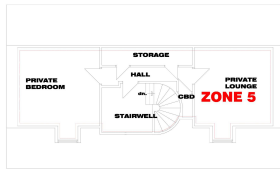




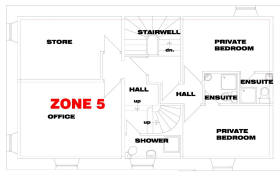
GROUND FLOOR LAYOUT PLAN

- ZONE 1
- ZONE 2
- ZONE 3
- ZONE 4
- ZONE 5
- ZONE 6
(roof void above laundry)

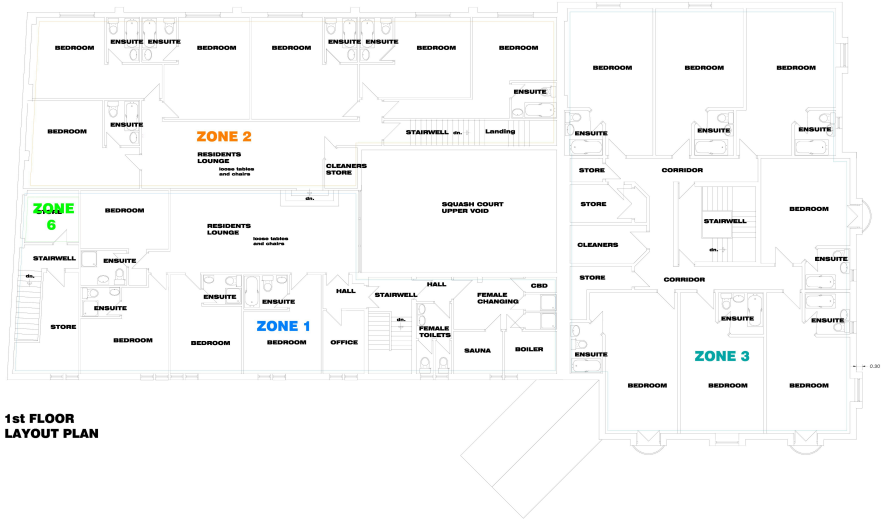
PROJECT: THE RED HOUSE HOTEL STATION ROAD COUPAR ANGUS PERTHSHIRE	TITLE: GROUND FLOOR LAYOUT PLAN	IRVING ASSOCIATES ARCHITECTURAL QUANTITY SURVEYING AND PLANNING CONSULTANTS <small>11 Gordon Way, Coupar Angus, Perthshire PR13 9SW Scotland & Tel: 01434 827778 e-mail: irving@irving-associates.co.uk</small>	
SCALE: 1:200	DATE: JULY 2015		DRAWING No: 2008.40.1



2nd FLOOR LAYOUT PLAN



1st FLOOR LAYOUT PLAN



1st FLOOR LAYOUT PLAN

PROJECT: THE RED HOUSE HOTEL STATION ROAD COUPAR ANGUS PERTHSHIRE	TITLE: FIRST & SECOND FLOOR LAYOUT PLANS	IRVING ASSOCIATES ARCHITECTURAL QUANTITY SURVEYING AND PLANNING CONSULTANTS <small>11 Gordon Way, Coupar Angus, Perthshire PR13 9SW Scotland & Tel: 01434 827778 e-mail: irving@irving-associates.co.uk</small>	
SCALE: 1:200	DATE: JULY 2015		DRAWING No: 2008.40.2

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:

Gary Witham

Director - Hotels

M:+44 7712 198 834

E:gary.witham@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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