



# Dolphin Bay Apartments

Ref: 5290011

Stuart Street, Ardersier, IV2 7QH

Freehold: £1,250,000

A collection of 1, 2 and 3 bed apartments

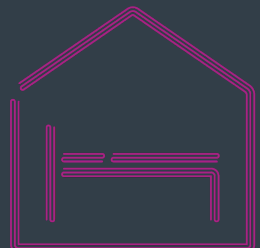
Detached Property

Breath-taking Sea views

Private Parking

Very easily managed

Development Opportunity with Planning, Energy Rating D



Superb seafront holiday apartments right on the beach with breath-taking views across the inner Moray Firth to Chanory Point. This is a great opportunity to acquire a well performing lifestyle business which has potential for further growth. The business has been owned by our clients for over 20 years and are now genuinely looking to retire.

With the tranquil seafront setting and breath-taking views the apartments are situated in a great location with Inverness, Nairn, Fort George, Loch Ness, castles, dolphins, ospreys and golf on the doorstep.



### Location

The Dolphin Bay Suites & Apartments are located in Ardersier, a small village within the Scottish Highlands situated between Inverness and Nairn. Inverness City Centre is 11 miles to the east, and it is within easy reach of Inverness Airport with Edinburgh three hours' drive to the south.

Cairngorm National Park and the Whisky trail are within an hour and we are superbly located for day trips throughout the whole Highlands.

Ardersier has many popular attractions including The Highlanders' Museum, Castle Stuart and Fort George making it well worth a visit.

### The Opportunity

Our clients have owned and managed the business for over 20 years and are now reluctantly selling due to retirement. This easy to manage and profitable business presents a great opportunity for a new owner to benefit from a well performing lifestyle business which has potential for growth. The apartments are advertised on the Dolphin Bay Suites website and via Visit Scotland. There is huge potential to increase the revenue by advertising through Booking.com and Hotels.com.

The business boasts fantastic reviews on Google, TripAdvisor and Expedia and because of this it retains a great amount of repeat custom.





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## Internal Details

All apartments are spread out over three floors and have been tastefully decorated throughout.

### Ground Floor

Apartment 1 - open plan lounge, kitchen and dining. Three bedrooms and one bathroom.

Apartment 7 - open plan lounge, kitchen and dining. One bedroom and one bathroom.

Apartment 5 - open plan lounge, kitchen and dining. Two bedrooms and one bathroom.

### First Floor

Apartment 2 - lounge and kitchen diner. Two bedrooms and one bathroom.

Apartment 6 - open plan lounge, kitchen and dining. Two bedrooms and one bathroom.

Apartment 8 - open plan lounge, kitchen and dining. One bedroom and one bathroom.

### Second Floor

Apartment 3 - lounge and kitchen diner. Two bedrooms and one bathroom.

Apartment 4 - open plan lounge, kitchen and dining. One bedroom and one bathroom.



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## External Details

Private parking is available at the property for all residents.

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## Fixtures & Fittings

All fixtures and fittings are included within the sale (excluding any personal items).

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## Trading Information

Turnover year ended 31.03.2021 (excluding VAT) £100,029 producing a Gross Profit of £99,152.

Full trading information will be provided to seriously interested parties.

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## Business Rates

The Rateable Value as at 14 March 2020 is £9,900. Confirmation of actual Rates payable can be obtained from the local Authority.



## 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:

### Simon Watson

Business Agent - Hospitality  
M:+4477 5455 9534  
E:simon.watson@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.



For full information on Christie Insurance please call 03330 107189

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