



# The Royal Hotel & The Melville Bar/Casual Dining

Ref: 5245023

Melville Square, Comrie, Crieff, Perthshire, PH6 2DN

Freehold: £950,000

Village Centre Hotel with Bar/Casual Dining

11 Individually Designed Ensuite Bedrooms

The Melville - Bar / Casual Dining

Garden Room Dining & Restaurant

Large Beer Garden and Car Park

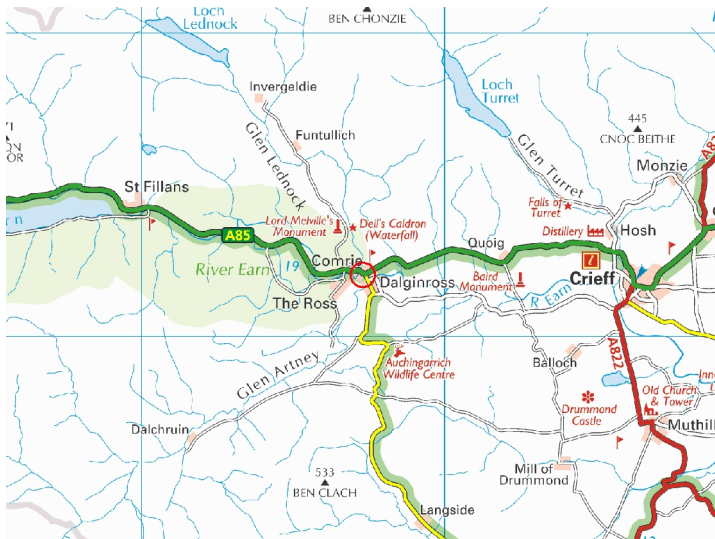
Freehold For Sale - EPC Rating G



This charming Victorian hotel was restored by the family owners in 1996 and has been extended and improved over the years to provide a superb hotel, with charming residents' areas and more formal dining options, as well as a modern bar/bistro "The Melville" which opened in 2021 to allow The Royal to cater for all tastes.

A large beer garden and car park are provided to the rear.

Bestowed its name by Queen Victoria, this charming small intimate charming hotel nestles in Comrie, near Crieff, amidst the splendor of Strathearn and the southern Scottish Highlands.



#### Location

Excellent Perthshire and Strathearn tourist location on the A85 Perth - Crieanlarich road between the market town of Crieff and St Fillans/Loch Earn. The central belt is readily accessible with Glasgow within one hour and Edinburgh one a half hours by car.

This is a very popular tourist base to explore the Perthshire countryside with the Queen Elizabeth Forest Park to the west and Tay Forest Park to the north. It is also well known for golf, walking, fishing and shooting activities.

The Royal Hotel & The Melville sits on Melville Place in the centre of this bustling village.

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## The Opportunity

The Royal Hotel has been owned by the family since the 1970's and benefited from a complete refurbishment in 1996. More recently, the hotel was managed by a third party and following their departure the family have worked to rebuild and reposition the property as the pre-eminent leisure venue in Comrie and Strathearn district.

The sale is to allow the family to focus on their successful main business in the Edinburgh pub sector.



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## Internal Details

### Royal Hotel

#### Ground Floor

Reception

Lounge Bar

Classic Library

Casual Dining Restaurant (recently restyled)

Formal Restaurant

#### Upper Floors

11 ensuite bedrooms (detailed in the **Letting Accommodation** section)





### Letting Accommodation

Room 1	Suite
Room 2	Standard Double
Room 3	Standard Double
Room 4	Standard Twin
Room 5	Superior Double
Room 6	Standard Twin / Double
Room 7	Standard Twin / Double
Room 8	Standard Double
Room 9	Superior Double
Room 10	Standard Double
Room 11	Standard Double





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### The Melville

Modern Bar

Casual Dining (opening to the large beer garden)



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### Staff

All staff would transfer under TUPE in the normal way.

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### Trading Information

Trading Profit & Loss Accounts will be provided to seriously interested parties after a formal viewing.





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### Business Rates

The Rateable Value as at 1 April 2023 is £51,800. Confirmation of actual rates payable can be obtained from the local Authority.

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### Regulatory

Premises Licence

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### Tenure

Freehold



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## 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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