



# Glencarse Hotel

Ref: 5245046

Main Street, Glencarse, Perthshire, PH2 7LX

Freehold: £495,000

Prominent Roadside Location

5 Ensuite Letting Rooms

Owners 3 Bedroom Accomodation

Pub & Restaurant/Function Room

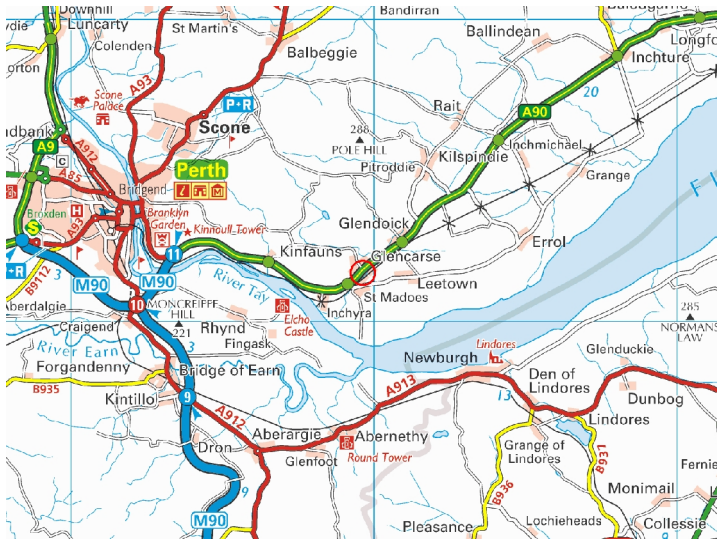
Fully Fitted Commercial Kitchen

EPC Rating E





A unique opportunity to acquire a well performing hotel which has been well run since 2013. The former 18th Century coaching Inn trades consistently well and offers genuine potential for growth going forward. The hotel would be well suited to both an owner or multiple operator.



### Location

Glencarse is a village in the Scottish Council area of Perth and Kinross. The village is situated four miles (6 kilometres) east of Perth, lying alongside the A90 road. It was formerly served by Glencarse Railway Station on the Caledonian Railway.

Perth is a city in central Scotland, on the banks of the River Tay. It is the administrative centre of Perth and Kinross Council area and is the historic county town of Perthshire having a population of 47,430.

Perth is situated approximately 20 miles west of Dundee, 40 miles north of Edinburgh and 60 miles north east of Glasgow, lying at the hub of central Scotland's motorway network. As such, the city benefits from an excellent strategic location.

### The Opportunity

The Glencarse Hotel was bought by our clients in 2013, who are selling due to retirement from the trade.

The business trades very profitably and is well placed for a new owner to further increase the existing trade going forward.

There is huge scope given the location of the business as there is a local wedding venue within walking distance of the hotel, which the business currently benefits from. It is popular with guests looking to stay, eat and drink however, also caters for weddings and events, which can accommodate for 70 seated. Hotel stays are normally booked via Booking.com.

The hotel boasts fantastic reviews across TripAdvisor, Google and Booking.com and has a great following on Facebook.







### Internal Details

Entry to the hotel leads to the main spacious reception area with a small seating area with leather sofas and chairs.

The pub can be accessed via its own entrance to the left, accommodating around 50 via fixed seating, wooden tables and chairs. The room features a pool table and large TV's showing live sport, with male and female toilets to the rear.

The lounge is to the right of the reception area and can accommodate for around 70, with a mixture of loose tables and chairs. The restaurant/function room is popular and can be used for private events such as birthdays, weddings and corporate events with its own bar. Male and female toilets are located to the rear with the bar being situated to the right.

A fully equipped and spacious commercial kitchen is to the rear and sits behind the restaurant/function room. The laundry room as well as ample storage is located off the kitchen.

The beer cellar is located in the former stable block building.



### Owner's Accommodation

Spanning the footprint of the main building is spacious three bedroom owners accommodation which is accessed via an internal staircase.

- Kitchen/dining room
- Large storage room with tanks
- Main Bathroom
- 2 x Double Bedrooms
- Main Ensuite Double Bedroom
- Livingroom





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### Letting Accommodation

Located in the former stable block building next to the the main hotel are five ensuite letting apartments recently refurbished to a stylish, contemporary design.

#### Room 1

Double & Single  
Sleeps 3

#### Room 2

Twin Room

#### Room 3

Double Room

#### Room 4

Double Room

#### Room 5

Twin Room

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### Fixtures & Fittings

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

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### Trading Hours

Monday - Tuesday  
Closed

Wednesday to Thursday  
12.00pm - 9.00pm

Friday - Saturday  
12.00pm - 11.00pm

Sunday  
12.00pm - 6.00pm



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### External Details

Located to the rear is the beer garden with tables and chairs.

A large garden area is also located to the rear which the owners have explored developing for further accommodation with the correct planning consents.

Customer car parking can found to the rear.







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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:

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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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