



CAWDOR HOUSE

7 Cawdor Street, Nairn, IV12 4QD

FREEHOLD: £1,050,000 | REF: 5245052

KEY HIGHLIGHTS

- High Quality Boutique Hotel / Guest House
- Prime Town Centre Location
- Golf & Coastal Tourist Destination
- Excellent lifestyle business
- 5/5 Tripadvisor Rating
- EPC Rating D

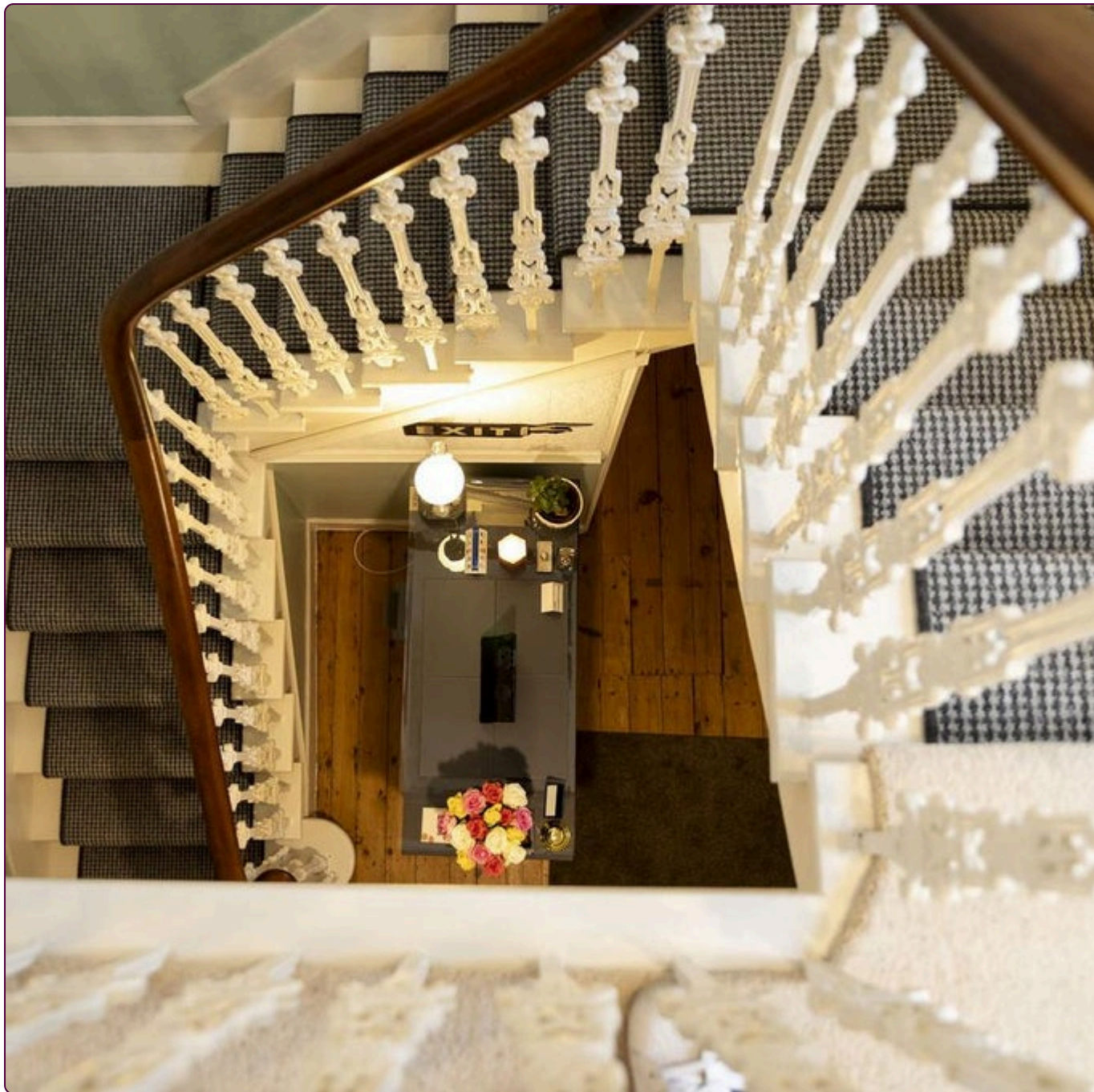
LOCATION

Nairn lies 17 miles east of Inverness which provides an international airport (only 9 miles distant), extensive road and rail connections as well as being the starting point for the large number of tourists starting or finishing the famous NC500 route.

The town is an ancient fishing port but is now renowned for its Championship golf courses and beautiful beaches. Nairn is a bustling town with independent retailers with a small theatre and museum. Culloden battlefield and a host of other historic attractions make the region very popular with both domestic and international tourists.

Cawdor House is located in the town centre in a quiet street within easy walking distance of the beach and local shops.





DESCRIPTION

Originally built as the first purpose built Manse for the Free Church in Scotland, Cawdor House has operated for many years as a hotel / guest house.

Over the last 15 years the property has been extensively renovated to a very high standard while retaining many original features and fully deserves its 5* rating on Tripadvisor.

Each room is individually designed and there is a classic residents' lounge, as well as a separate breakfast room with an outstanding coffee machine.

FIXTURES & FITTINGS

All fixtures and fittings of the hotel business will be included within the sale – a limited number of personal items may be removed.



INTERNAL DETAILS

Room Schedule

Superior Room / King – includes King Size four poster and two additional sofas

Superior Room Double / Twin

Two x Double Rooms with king size beds

Single Room – double bed and separate but private bathroom with bath.

Three separate living areas have been retained for private use by the current owners.







EXTERNAL DETAILS

Externally the building has a large wrap around garden surrounded by a stone wall, part of which can be used with the hotel and part for use by the owner's accommodation.



TENURE

Freehold

TRADING INFORMATION

Trading information will be provided to suitably qualified buyers at the time of a formal viewing of the property.

BUSINESS RATES

The Rateable Value as of 1 April 2023 is £13,000.

Confirmation of actual rates payable can be obtained from the local Authority.

Cawdor House, 7 Cawdor Street, Nairn, IV12 4QD



Ground Floor



First Floor



Attic 1



Attic 2

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID 887044)



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.



INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.



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

T: +44 7712 198 834

E: gary.witham@christie.com

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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.

