



Multi Site Development Opportunity - Former House of Darrach

Ref: 6863605

Gartocharn, Alexandria, G83 8RX

Freehold: £795,000

Prominently Positioned on A811

Historically traded as The Hungry Monk

Most recently traded as House of Darrach

Great retail, licensed and development opp

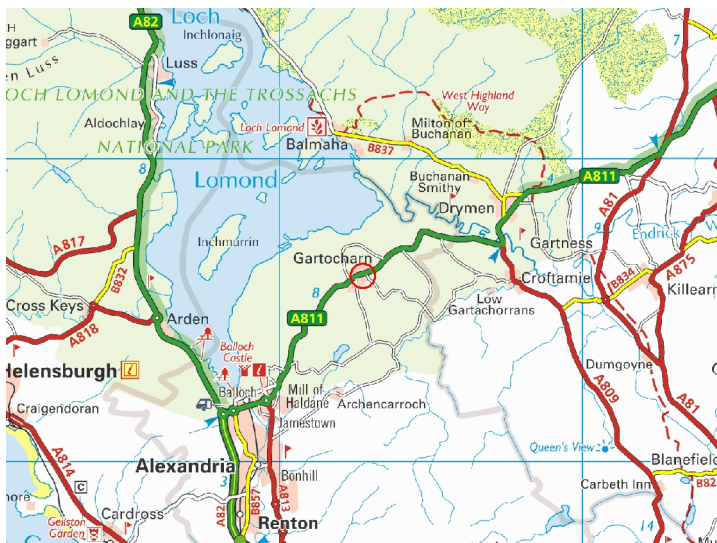
Located on The National Park

Extended property with extensive land. EPC Rating E



The property comprises the original Gartocharn Hotel/ Coaching Inn, a Victorian era building which, we understand, was acquired by the family of the Client c.1990. Shortly after, it was converted to the Hungry Monk Gartocharn with a kitchen extension added at that time. In c.2008 a substantial rear extension was added providing additional dining space and significant retailing space and traded as the 5 Star accredited House of Darrach before ceasing to trade a few years ago, now being Cawley Hotels central office and training academy.

The property sits upon c1.629 acres with a sizeable car park and grounds to the rear.



Location

This multi faceted development opportunity sits prominently on The Old Military Road (A811) between Balloch and Stirling within the popular village of Gartocharn. The village of Gartocharn lies within the Loch Lomond and The Trossachs National Park to the south side of the Loch. It lies around four miles north of Balloch and 25 miles south west of Stirling. Drymen lies around four miles to the north.

The village is known for being the location of Duncryne Hill, known locally as the Dumpling as it has a similarity in shape to the well known Scottish fare, and the Cloutie Dumpling Hill.

The Opportunity

The property which was acquired by the Cawley family over 30 years ago and traded as the once hotel The Gartocharn Hungry Monk which, in it's day, was regarded as the go to venue within both the local and wider community. It attracted many 'A' listers from across the world who came to experience the first class hospitality, food and wines which the Hungry Monk brand established.

The property in 2008 was extended and a new business was launched. The House of Darrach was created to offer one of a few 5 Star accredited venues. Once again the business offered a venue second to none and was hugely successful as an art gallery and coffee shop.

After 11 years the business closed and the property became the Groups training centre and central office. The property and extensive grounds has now been made available for sale. There is no doubt that due to it's location and flexibility that this opportunity could be of interest to a wide range of interested buyers. From a licensed venue, to coffee shop, from a Garden Centre to an outside Leisure attraction and also to property developers (subject to planning) the entire site of 1.629 acres offers a first class development opportunity, residential or leisure.





Internal Details

Internally the property is well fitted and finished with a mix of floor coverings dependant on the area including carpet, vinyl or laminate timber. Walls are generally plaster painted and ceilings are likewise.

The former restaurant and bar have been retained as fully fitted licensed areas but are now used for training of existing and new staff. The former retail area is now largely used as loose storage for non-perishable stock and furnishings from all the Group trading units.

The kitchen remains fully fitted and is utilised solely for training purposes at present. There are male and female toilets to the side of the former restaurant and a further female toilet and disabled persons WC at the side of the former retail space.

Other Floors

On the first floor the original bedrooms off the once hotel have been converted to a suite of flexible offices which accommodate the various departments of the Group.

Ancillary kitchen, toilets and storage are also contained within the upper floor.

External Details

The site is accessed directly off the A811 to a large car park for 92 spaces to the rear and beyond this is further landscaped / grassed areas as well as a number of secure containers storing seasonal display and decoration items.

The site is bounded by 6ft/ 8ft wall, hedging or natural landscape tree and shrubbery areas. Secured electric gates give access to the rear which extends to c1.629 acres.



Regulatory

Premises Licence

Business Rates

The Rateable Value from 1 April 2023 will be £26,250. 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:

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