



The Inn on the Tay

Ref: 5254991

Grandtully, Pitlochry, PH9 0PL

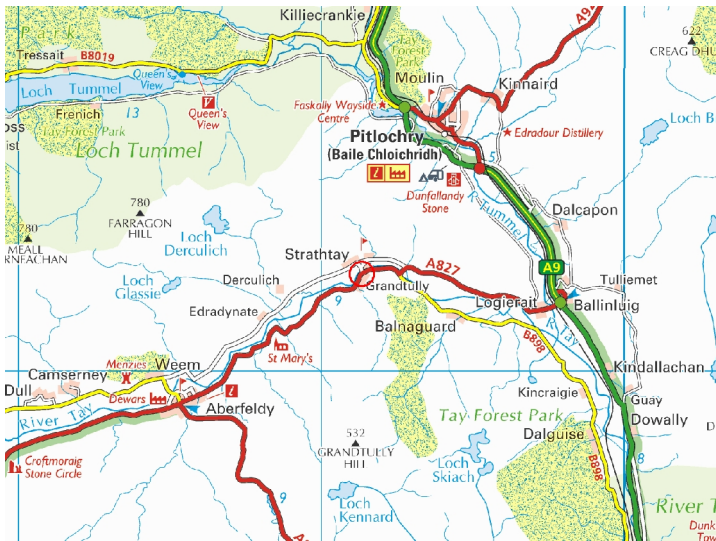
Leasehold: £230,000, Annual Rent: £80,000

- Busy Restaurant, Bar and Events Space
- 6 Well Presented Ensuite Letting Rooms
- Picturesque Village Inn
- Established Profitable Business
- Fully Fitted Commercial Kitchen
- EPC Rating G



Nestled along the serene banks of the majestic River Tay, The Inn on the Tay is a captivating property offering a unique opportunity to own an iconic Inn in the heart of Grandtully, Pitlochry.

This charming establishment seamlessly blends tradition with modern hospitality boasting a renowned pub, restaurant and inviting guest accommodation. With its prime location and undeniable charm, The Inn on the Tay is an exceptional investment for those seeking to immerse themselves in the rich culture and natural beauty of Scotland.



Location

Grandtully, nestled in the heart of the picturesque region of Pitlochry, Scotland, is a charming village that embodies the quintessential beauty and tranquility of the Scottish countryside. Surrounded by lush green hills and rolling landscapes, it is a hidden gem for those seeking a retreat from the hustle and bustle of urban life.

The village's crowning jewel is the River Tay, one of Scotland's most iconic rivers, which flows gracefully through the area providing ample opportunities for white water rafting, fishing, kayaking and scenic walks along its banks.

Grandtully is renowned for its rich history, with historic buildings like the grand Grandtully Castle, dating back to the 16th Century, serving as a testament to the village's past. The nearby Pitlochry Dam and Fish Ladder offer a fascinating glimpse into Scotland's hydroelectric power generation, as well as a chance to witness salmon leaping upstream during the spawning season.

The Inn on the Tay is 1.5 hours drive from both Edinburgh and Glasgow, and accessible from the A9 and M9 roads. The Inn attracts trade from local busy towns such as Aberfeldy, Dunkeld, Kenmore and Pitlochry, all within short driving distance.

The Opportunity

This is a remarkable opportunity to lease and operate The Inn on the Tay, a thriving business in an enchanting Scottish locale. Whether you're an experienced hospitality professional or simply seeking a change of pace, this property promises the perfect blend of business potential and natural wonder.

A short drive from the Inn is the historic Taymouth Castle which has recently undergone refurbishment works, as well as the Grandtully Station Campsite undergoing a significant modernisation. This will generate more income for the Inn with busy tourist trade, higher levels of footfall and jobs for local workers.





Fixtures & Fittings

All fixtures and fittings will be included in the sale. Any personal belongings owned by the current owners will be removed before the sale.

Regulatory

Premises Licence



Internal Details

With two lovely dining areas available, you are spoilt for choice.

The Riverview Restaurant with sumptuous window dressings, warm lighting and fabulous views can seat c.65 guests.

The Coorie with floor to ceiling glass, wood panelling, floral centrepieces and a log burner for Autumn and Winter evenings or the Riverside Terrace with an elevated view of the Mighty Tay and the sun all day, seating c.30 guests.

The Cosy Bar is a popular venue for locals and visitors alike. Walkers, gamekeepers, farmers, water-sports enthusiasts, cyclists, day trippers and residents all soaking up the Scottish banter, with a well-stocked gantry having an enviable range of Malts including many of the delicious tipples available from Local Distilleries. Very well decorated with a mixture of armchairs, sofas, wooden tables and bar stools, a very flexible space that can accommodate c.40 people.

With an enviable setting on the banks of The River Tay, the Inn is the ideal venue for gatherings big and small, weddings, christenings, birthdays, family gatherings, live music or a general get together. The events space located to the side of the main bar and Coorie was created from a shipping container and houses its own bar and prep kitchen, ideal for BBQ's or events accommodating c.60 people.

A fully fitted commercial kitchen with recently installed full induction and top of the range equipment is located behind the bar area. There is a prep area off the main kitchen area with ample storage.

Male and female toilets are located to the rear of the bar with disabled and baby changing facilities located to the front.

Office space is located to the front which looks onto the car park.





Letting Accommodation

Tay Room:: A beautiful double room with river views, bath and shower ensuite, seating area with dressing table - can sleep up to three guests with a double and single bed.

Garry Room:: Spacious family room with a river view, bath and shower ensuite, large seating area - can sleep up to four guests with a king size bed, single bed and sofa bed.

Lyon Room:: Triple room with river view, bath and shower ensuite, seating area, rear parking with separate entrance, dog friendly - can sleep up to three guests with a king size bed and single bed.

Braan Room:: Triple room with river view, bath and shower ensuite, seating area and dressing table, dog friendly - can sleep up to three guests with a king size bed and single bed.

Tilt Room:: Family room with bath and shower ensuite, spacious seating area, dog friendly - can sleep up to four guests with a king size bed, single bed and sofa bed.

Tummel Room:: Cosy double room with additional children's alcove bed, ensuite shower, seating area and dressing table - can sleep up to 2 guests and a child with a double bed and small alcove bed.



Trading Hours

The business currently operates Wednesday to Sunday and is closed on Monday and Tuesday.

Staff

Staff information will be provided to seriously interested parties after a formal viewing has taken place.

Business Rates

The Rateable Value is £36,800 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the local Authority.



External Details

Patio area located to the rear of the restaurant with stunning views of the River Tay, offering an al-fresco dining experience, or available for casual drinks.

The outside space, which can seat c.60, has loose tables and chairs accompanied by picnic benches making the space very flexible.

A large car park for c.20 vehicles with a beautifully landscaped roundabout.





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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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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