

FOR SALE

Historic 18th Century Wayside Inn; Excellent Tourist and Roadside Location

**GRAHAM
SIBBALD**



The Weem Inn

Weem, Aberfeldy, Perthshire, PH15 2LD

Offers Over £415,000 - Freehold

Find out more at
www.g-s.co.uk

- **18 Bedrooms; Restaurant; Bar & Lounge Bar**
- **Terrace/Beer Garden; Car Parking**
- **To be Sold Prior to Final Completion of Refurbishment**
- **Superb Opportunity to Re-Establish this Once Busy & Popular Perthshire Hostelry**



INTRODUCTION

The Weem Inn is located in the village of Weem on the outskirts of the Highland Perthshire town of Aberfeldy, just a mile from the town centre. Aberfeldy is situated on Scotland's longest river, the River Tay, and is an historic and characterful destination. The location of the Inn boasts excellent outdoor activities for both locals and visitors including white water rafting, abseiling, canyoning or mountain biking. As well as outdoor activities, there is a variety of activities for all interests including historical sites, wildlife and well-being. Weem welcomes visitors from around Scotland, whether it be arriving from the south, west or the east visitors will arrive at Weem via the famed General Wade Bridge, over the River Tay.

The sale of The Weem Inn offers a wonderful opportunity for a new owner to re-establish the once flourishing trade.

THE PROPERTY

The Weem Inn – a Historic Scotland Listed Building Category B – is an imposing building of traditional construction under pitched and slate roof and has its accommodation arranged over four levels.

ACCOMMODATION SUMMARY

The hotel's main accommodation is comprised over ground, first, second, and attic floor levels and can be summarised, briefly, as follows: -

Public Areas

Entrance Lobby

- Restaurant (58)
- Bar & Lounge Bar (48)

Letting Bedrooms

- 18 Letting Bedrooms in total

Bedrooms arranged at 1st, 2nd and attic floor levels.

16 ensuite bedrooms; 1 x 2 room suite sharing a shower room.



Service areas

- Commercial Kitchen
- Manager's Office
- Ancillary Stores/Linen Cupboards

Outside

- Beer Garden & Outdoor Terrace, part covered
- Private Car Parking, opposite the Inn

TRADE

The Weem Inn is currently closed (has not traded since late 2019) and is currently undergoing refurbishment.

REFURBISHMENT WORKS

The Weem Inn is currently in the process of being refurbished and the works remain incomplete. Purchasers will be required to carry out the remainder of the necessary works, including meeting any necessary statutory compliance matters, where applicable, before being able to open for trade.

TRADE CONTENTS AND FURNISHINGS

All of the trade contents and furnishings that are currently in the Inn are included in the purchase price with no warranty or guarantee to their suitability and working order.

LICENCE

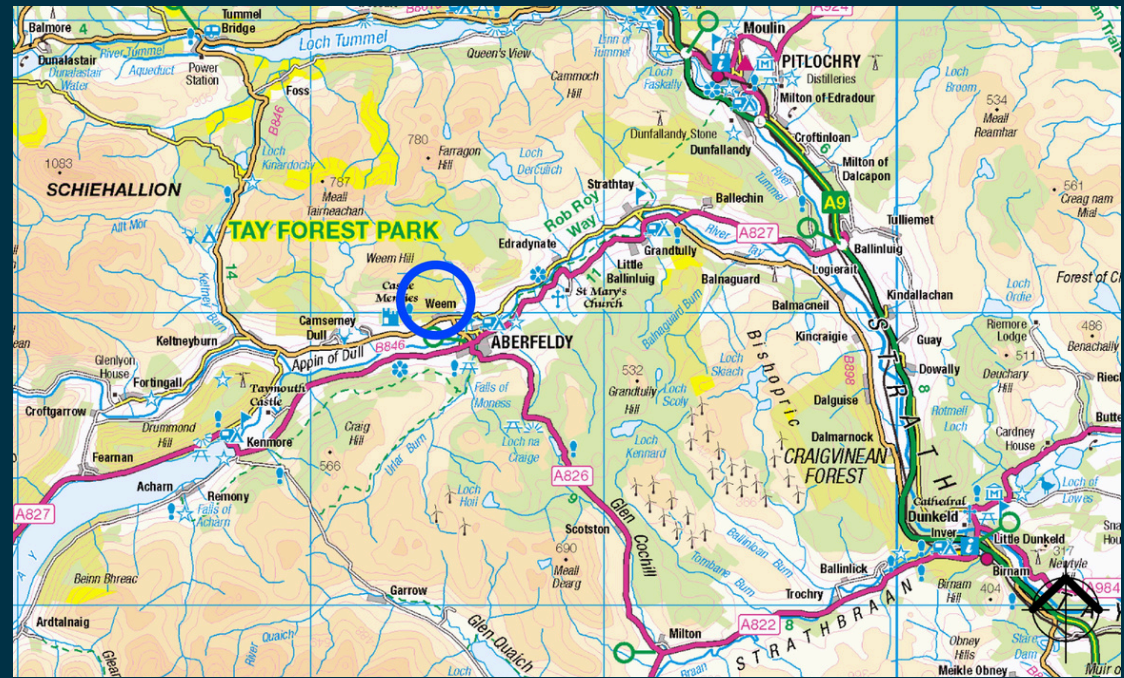
Purchasers may be required to apply for a new Premises Licence.

SERVICES

Mains electricity, water and drainage. LPG gas tanks. Gas fired central heating.

ENERGY PERFORMANCE CERTIFICATE

The EPC Certificate will be available to interested parties upon request.



RATEABLE VALUE

The Weem Inn - Current Rateable Value £18,700 (1st April 2023)
(Residential Apportionment £1,000 – Non-Residential Apportionment £17,700).

TENURE

Heritable (Freehold) / Outright Ownership.

PRICE

Offers over £415,000 are invited for the heritable (freehold) interest in the property, to include the trade fixtures, fittings and equipment in situ.

FINANCE/ BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald, 40 Torphichen Street, Edinburgh, EH3 8JB

To arrange a viewing please contact:



Alistair Letham
Hotel + Leisure - Consultant
Alistair.Letham@g-s.co.uk
07836 341 710



Katie Tait
Hotel + Leisure Agent
Katie.Tait@g-s.co.uk
07500 423 941



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: July 2024

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.