



VIDEO AVAILABLE

BALMAHA LODGES

MAIN STREET • BALMAHA • LOCH LOMOND • G63 0JQ

 **GRAHAM
SIBBALD**

**Smith &
Clough**
BUSINESS ASSOCIATES



- Stunning, 5-Star Style Luxurious Lodge Resort
- Breathtaking Location, Close to Water's Edge
- Located within Loch Lomond & Trossachs National Park
- Highly Popular Tourist Destination; Guaranteed Visitors
- Easily Accessible from Glasgow, Edinburgh & Stirling
- 17 Lodges/Apartments - Profitable Business Model

Freehold

Offers Overs £2,950,000



Introduction

Balmaha Lodges is a 5-star style self-catering luxury lodge resort situated close to the water's edge of Loch Lomond, in the village of Balmaha. The lodge resort has 17 self-catering units, with varying lodge/apartment types, on a site which extends to over 1.08 acres. Each unit has been constructed and fitted out to an exceptionally high standard offering luxurious accommodation for guests. The majority of units have their own hot tubs which have proven to be a very attractive quality by guests.

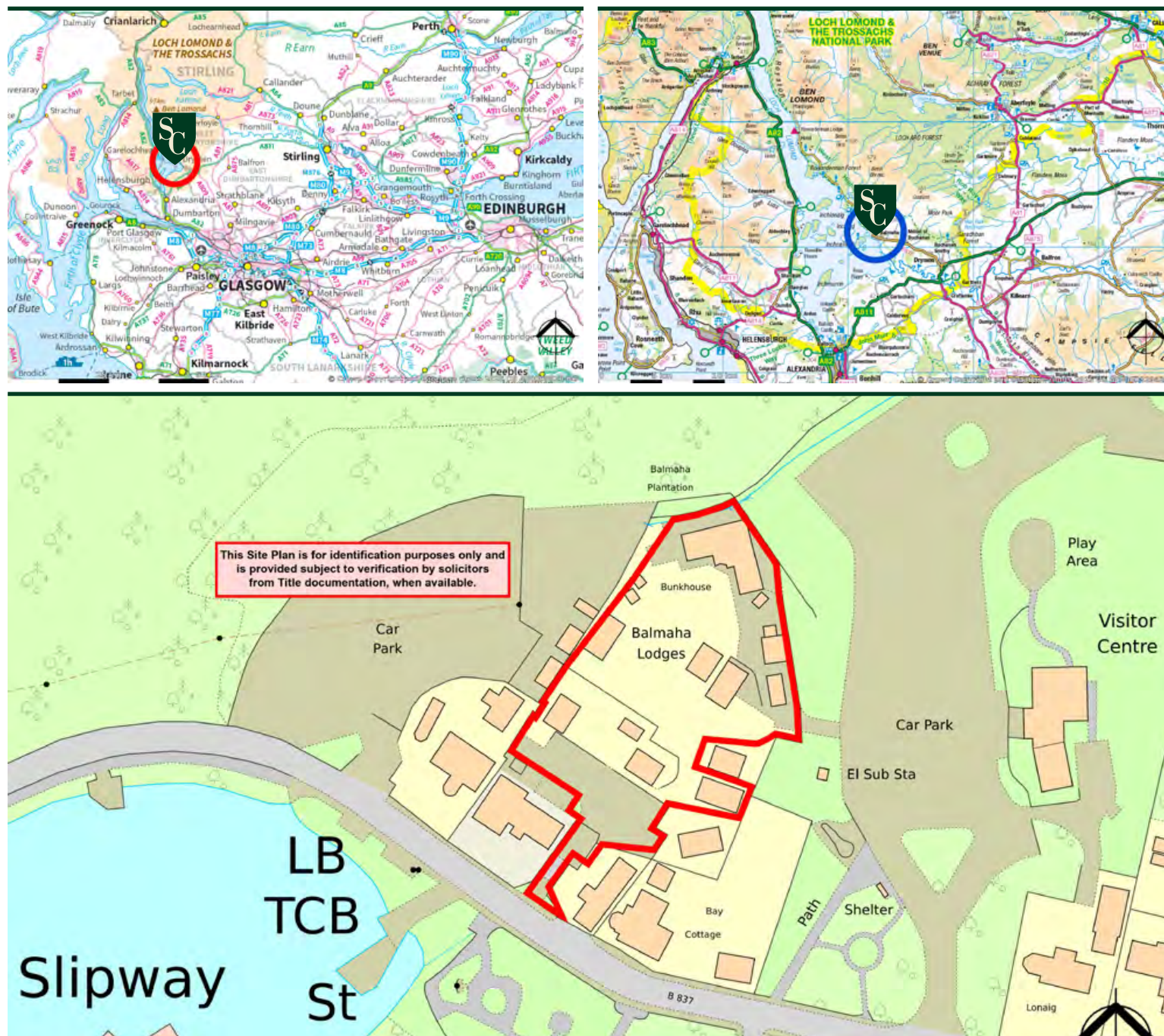
The lodge resort has an enviable location, being lochside to one of the most famous and well-known Scottish lochs, Loch Lomond. With over 7 million visitor days and 4 million visitors annually Loch Lomond and The Trossachs is one of Scotland's most popular countryside destinations. The attraction Loch Lomond brings makes the location utterly ideal for self-catering businesses.

In addition to its popularity, the location is easily accessible being a 45 minute drive from Glasgow Airport; 1 hour drive from Edinburgh Airport and a short 25 minute drive from Stirling.

The availability of Balmaha Lodges presents a fantastic opportunity for a buyer to acquire 17, luxurious, self-catering units on a stunning site (with space for further development) within a popular, established, Scottish tourist destination.

The Properties

The lodge resort has 17 self-catering units (lodges/apartments) of varying type and capacity. The site is accessed off the Main Street of Balmaha and there is pedestrian access from the public car park.





Accommodation Summary

Letting Accommodation

A brief summary of the 17 lodges/apartments and their capacity is as follows:

TYPE	No.	NAME	SLEEPS	FEATURES
Apt.	1	Falcon	1-2	-
Apt.	2	Red Robin	1-2	-
Apt.	4	Raven Loft	1-2	-
Apt.	4a	Nightingale	1-5 plus	Hot tub
Apt.	9	Kestrel	1-2	Hot tub
Apt.	9a	Grouse	1-4	Hot tub
Apt.	10	Golden Eagle	1-2	Hot tub
Apt.	12	Kittiwake	1-2	Hot tub
Apt.	14	Merlin	1-2	Hot tub
Apt.	15	Osprey	1-2	Hot tub
Cabin	11	Woodpecker	1-2	Hot tub
Lodge	6	Mallard	1-6	Hot tub
Lodge	7	Lapwing	1-6	Hot tub
Lodge	8	Capercaillie	1-5	Hot tub and loch views
Lodge	16	Chaffinch	1-2	Hot tub and loch views
Lodge	17	Rosefinch	1-2	Hot tub
Lodge	18	Starling	1-2	Next to reception/ office

All lodges/apartments have cooking, living and bath/shower room facilities.

Staff Accommodation

A separate 1-bedroom accommodation pod.

Office/Reception

Resort reception cabin and office.

Outside

The site extends in total to over 1.08 acres.

Private car parking located at the entrance to the site.



Development

Within the site there remains space for further development of 2 additional lodges/apartments subject to usual Local Authority Consents.

Trade

Trading information will be exhibited to seriously interested parties preferably following a formal viewing.

Staff

TUPE regulations will apply to all members of staff.

Website

<https://www.balmahalodges.com/>

Ratings

TripAdvisor: 4.0 (Very Good)

Booking.com: 8.6 (Fabulous)

Awards

Prestige Hotel Awards: Winner 2022

Finalists, Prestige Awards; Scotland's Best Staycation & Scotland's Best Pet Friendly Accommodation.

Services

We have summarised the site services as follows:-

Water	Mains
Drainage	Mains
Gas	LPG
Heating	A mixture of gas fired central heating or electric heating. Lodges No. 11, 12, 14 & 20 have underfloor heating via an air source heat pump.
Internet	Complimentary guest Wi-Fi available in each lodge.







Energy Performance Certificate

The EPCs are available on request.

Rateable Value / Council Tax

Balmaha Lodges:

Rateable Value - £18,900 (21st June 2023)

Lodges in Former Bunkhouse:

Council Tax – Band G (Rateable Value to be assessed)

Tenure

Heritable (Freehold) / Outright Ownership

Price

Offers Over £2,950,000 are invited for the heritable (freehold) interest in the whole properties, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

Exclusions

Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.

Finance / Business Mortgages

Smith & Clough Business Associates and 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 Smith & Clough Business Associates or 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 joint sole selling agents at the address below:

Smith & Clough Business Associates
126 West Regent Street, Glasgow, G2 2RQ.
or

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

AML

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.



Viewing & Further Information



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All plans are indicative only - not to scale

PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

