

FOR SALE
Hotel + Leisure



Caoldair Pottery Shop

Laggan Bridge, By Newtonmore Inverness-shire, PH20 1BT

Offers in the region of £650,000

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

- **Unique opportunity to purchase a diversified business in an iconic location**
- **Prominent plot in the Cairngorms National Park**
- **Extensively refurbished offering exceptional accommodation in turnkey condition**
- **Outstanding South Facing Outside terrace**



INTRODUCTION

Caoldair presents a rare opportunity to acquire a thriving lifestyle business set within the breathtaking landscape of the Cairngorms National Park. This exceptional property comprises a spacious catering space, a well-established commercial space, self catering accommodation, and a charming four-bedroom owner's residence. Occupying a prime, prominent position just off the A889, the site enjoys panoramic views across the valley towards the majestic Cairngorm mountain range.

What truly distinguishes Caoldair is its unrivalled location. Nestled in the heart of the Highlands, it serves as an ideal base for exploring nearby attractions, including some of Scotland's most breathtaking walks and renowned Whisky distilleries. Conveniently positioned near Laggan and on the main route between the A9 and the Isle of Skye, the property is perfectly placed to attract year-round visitors.

The property seamlessly blends traditional Scottish character with stylish modern design, creating a unique and inviting atmosphere. The exterior is beautifully presented, while the interiors exude rustic charm and contemporary comfort. Each space has been thoughtfully curated by the current owners to offer guests a warm and memorable Highland experience.

From a commercial perspective, Caoldair is an established and reputable business, known for its quality and hospitality. The Caoldair Pottery Shop, catering space, commercial space and accommodation enjoy a loyal customer base and strong repeat trade from both domestic and international tourists. The business benefits from tasteful renovations and meticulous attention to detail, positioning it to appeal to a wide audience and ensuring long-term sustainability.

This is a genuinely unique opportunity to acquire a well-loved and profitable business in one of Scotland's most scenic regions. The sale is prompted by the current owners' decision to retire, offering new proprietors the chance to step into a turnkey operation with immense potential for further growth.

ACCOMMODATION SUMMARY

Letting accommodation

- 2 x En-suite Double Rooms
- 3 x 4 Bed Bunk Rooms
- 3 x Shower rooms with W.C's
- Large open plan living room/Kitchen/Dining area
- Utility room

Public Accommodation

- Catering space with bar servery
- Flexible commercial space
- Outside terrace

Owners accommodation

- 2 x Large Double Bedrooms
- Farm Kitchen
- Livingroom
- 2 x attic rooms
- Family Bathroom

Service areas

- Commercial kitchens
- Associated stores
- Office space

TRADE

Further information for the business will be shown to seriously interested parties following a formal viewing.

STAFF

There are no staff members.



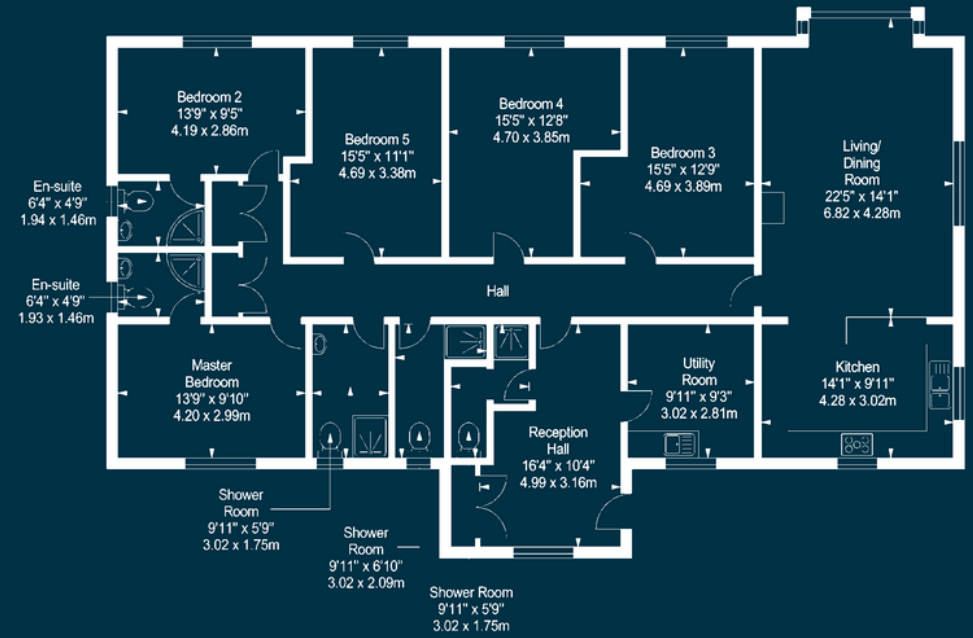


Accommodation





Self Catering Accommodation



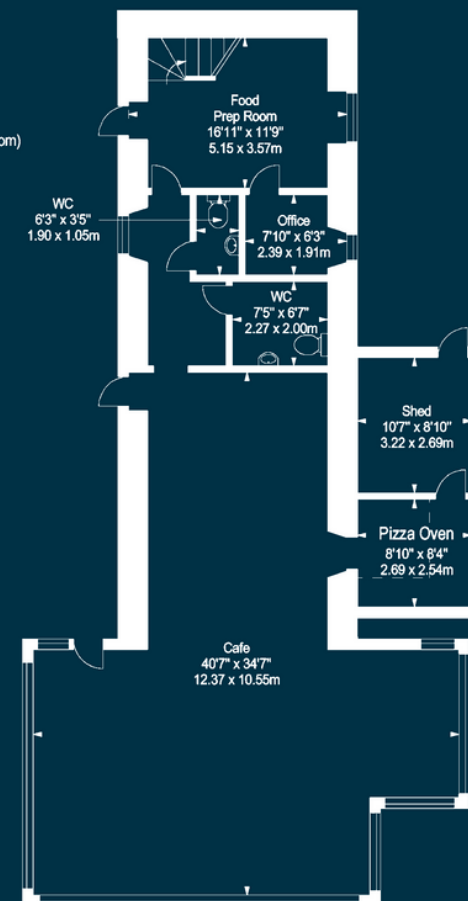


Catering Space

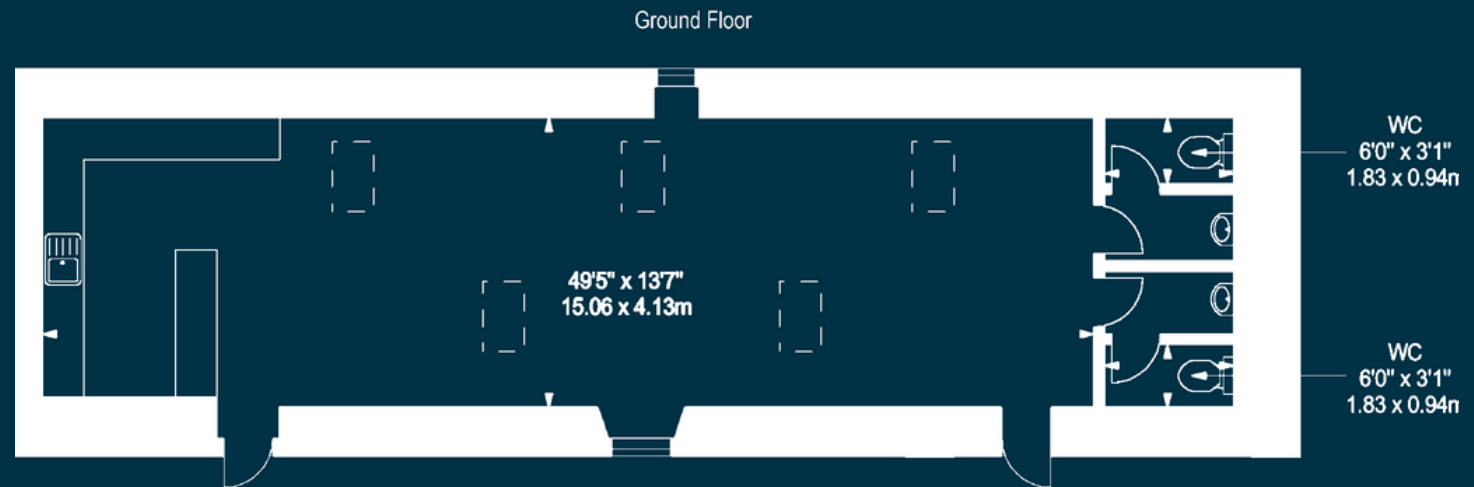
Store Room (Above Food Prep Room)

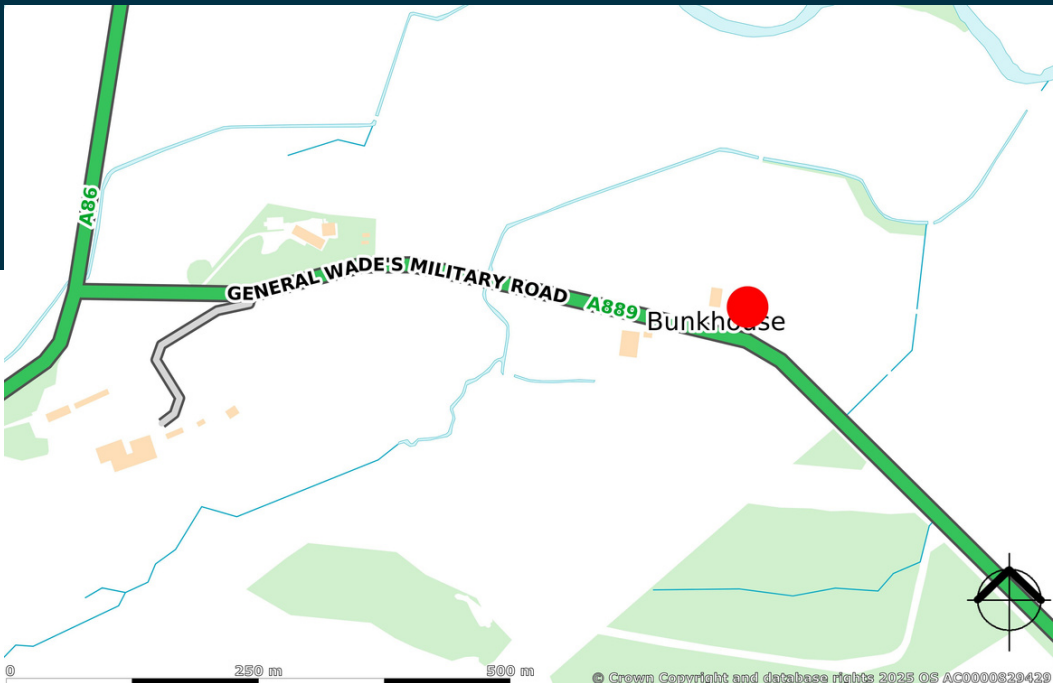


Ground Floor



Commercial Space





SERVICES

Mains drainage and electricity are connected to the property. Water provided from its own private bore hole.

ENERGY PERFORMANCE CERTIFICATE

EPC will be shared with interested parties.

RATEABLE VALUE

Rateable Value is broken down as follows;

Pottery and tearoom - £6,000 (effective date 01/04/2023)

Bunkhouse- £7,150 (effective date 01/04/2023)

TENURE

Heritable (Freehold Equivalent) Interest of the property and business.

PRICE

Offers around £650,000 are invited for the **heritable (freehold interest)** interest in the property. Stock in trade will be sold at valuation on the date of entry.

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
233 St Vincent Street
Glasgow
G2 5QY



To arrange a viewing please contact:



Martin Sutherland
Licensed Trade & Business Agent
Martin.Sutherland@g-s.co.uk
07768 704 203



Emily Hewitson
Surveyor - Hotel + Leisure
Emily.Hewitson@g-s.co.uk
07795 518 627

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

Date published: **June 2025**

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.