



The Firs
St Andrew's Crescent, Blair Atholl, Pitlochry,
Perthshire, PH18 5TA

Offers over £650,000

Freehold

- Established & well presented 6-bedroom Guest House in historic Blair Atholl
- Located close to popular tourist destination of Pitlochry
- Great Owners Accommodation & Self-Catering Accommodation
- Car parking; large garden & exclusive owners garden area
- Lifestyle business trading under the VAT threshold

INTRODUCTION

The Firs is located in the village of Blair Atholl, in Highland Perthshire, a 10-minute drive from the lovely Pitlochry. Pitlochry itself is a great base for exploring Perthshire whether it's to take in the wonderful views or dive into a range of outdoor activities in Perthshire's natural playground. The village of Blair Atholl has fantastic scenery with the River Garry flowing through the heart of the village and linking other wonderful villages and glens such as Calvine, Bruar, Killiecrankie and Struan. The village is also home to the impressive Blair Castle which has been considered as gatekeeper to the Scottish Highlands and home of Europe's only private army, the Atholl Highlanders. The location of Blair Atholl brings in almost guaranteed tourist and local trade with the extensive range of activities available.

The Firs is a stunning six-bedroom Victorian house. It comprises a magnificent lounge, 6 en-suite rooms, a guest cloakroom and a lovely breakfast room/restaurant area in the conservatory to the side. There is a two-storey extension to the rear offering a four-bedroom house for the owners with a second, private, conservatory to the side. The property has a large garden for the owners' exclusive use. To the side, standing in its own private garden with patio area, there is a fully furnished one-bedroom, one lounge/kitchen self-catering lodge.

The sale of The Firs provides a wonderful opportunity for a new owner to acquire an established and beautifully presented guest house with great reviews, a great reputation and development potential in a popular tourist destination. There is planning consent to completely rebuild the owners accommodation.

THE PROPERTY

The Firs is of masonry construction with accommodation over two principal floors under a multi-pitched and tiled roof. The external walls are harled with a painted finish.

ACCOMMODATION SUMMARY

The guest house's main accommodation is comprised over ground and first floor level and can be summarised, briefly, as follows: -

Public Areas

- Entrance Vestibule & Hall
- Conservatory Breakfast Room
- Sitting Room (Residents' Lounge with wood-burning stove)

Letting Bedrooms

6 Letting Bedrooms to sleep 14.

- 1 x Standard twin
- 1 x Superior twin + trundle bed
- 1 x Standard double + cot
- 1 x King Size double
- 2 x Superior Family rooms

Letting bedrooms are arranged over ground and 1st floor.

All ensuite bedrooms: shower only

Self-Catering Accommodation

Garden Lodge

- 1 x Twin/Superking bedroom
- Accessible wet room
- Sitting Room with kitchenette and dining area

Service areas

- Kitchen
- Laundry

Owners' Accommodation (Within the rear extension)

- 4 x Bedrooms
- Snug
- Study
- Bathroom & 2 Shower Rooms
- Conservatory
- Stores



Outside

- Ample Car Parking to front
- Large Garden
- Secluded Owner's Garden Area

TRADE

The business trades under the VAT threshold.

Accounts will be provided to genuinely interested parties, preferably after viewing of the property.

Staff

TUPE regulations will be applicable to all staff.

WEBSITE / RATING

<https://www.firs-blairatholl.co.uk/>

Trip Advisor Rating - 5

DEVELOPMENT POTENTIAL

The owners have obtained planning consent to completely reinvent the owners accommodation. This could be amended to include additional letting rooms or a commercial kitchen to allow development of the business.

Furthermore we understand that there is sufficient supply to allow electrical EV charging points into the property.

SERVICES

Mains electricity, biomass, water and drainage. Biomass heating. There is a feature wood-burning stove in the residents' lounge.

The Biomass boiler has an RHI Grant which produces around £4,000 per annum and has another 15 years to run.

ENERGY PERFORMANCE CERTIFICATE

The Firs — EPC Rating — G
The EPC is available upon request.

RATEABLE VALUE

The Firs - Current Rateable Value £10,700 (1st April 2023)
(Residential Apportionment £3,300: Non-Residential Apportionment £7,400)

TENURE

Heritable (Freehold) / Outright Ownership

PRICE

Offers over £650,000 are invited for the heritable (freehold) interest in the property, 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

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 agent at the address below:











For any queries or to arrange a viewing, please contact —

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