



Falls of Dochart Inn and Smokehouse

Gray Street, Killin, Perthshire, FK21 8SL

Offers over £2,500,000

Feuhold

- Characterful & very popular Highland Country Inn & Commercial Smokehouse with Tasting counter and Champagne Bar
- Adjoining 3-bed s/c cottage and land with s/c apartment planning approval
- Commanding roadside location, with two large car parks, overlooking the famous Falls of Dochart
- "Gateway" to Killin & west Loch Tay; in Loch Lomond & The Trossachs National Park
- Established Hotel restaurant and coffee shop business.
- Fast growing commercial smokehouse supplying online trade and retail.
- Registered trademarks and brands

INTRODUCTION

With its commanding roadside position at the "Gateway" to the Highland village of Killin the Falls of Dochart Inn, overlooks the famous Falls. The Hotel, Bar, restaurant, and Coffee shop have are very busy and profitable. The sale also includes the adjoining Falls Cottage (used for self-catering) and an area of land to the rear of the cottage that has obtained planning permission for 4 self-catering lodges. The opportunity to purchase the commercial smokehouse is also offered. The fully operational and self-contained Smokehouse produces Hot and Cold Smoked Salmon along with Smoked Cheese and Pate. The products are sold to the hotel, a small number of other commercial customers, online and at the Smokehouse tasting counter.

Killin, located at the western end of beautiful Loch Tay, is an attractive highland village. The area abounds with much for the visitor to enjoy and ease of accessibility — whether the A827 linking to the A92 to the east; the A82 to Scotland's Central Belt to the south; or the A85 to Oban and the West Coast — is self-evident (see location plan).

Since purchasing the property in 2001 the sellers have, over the years, carried out significant improvement and upgrading to the property creating an attractive destination business of appeal to a wide cross section of customers and discerning clientele — they continue to invest in the property. The conversion of Falls Cottage into the holiday letting market is complimented by the potential addition of self-catering lodges, to the rear, plus the Smokehouse; all of which gives the "Falls" a number of different all year-round income streams.

THE PROPERTY

The Falls of Dochart Inn is a traditional constructed building and is located in the Highland village of Killin, overlooking the famous Falls creating a picturesque view from the hotel; with the Smokehouse located at the rear of the Inn, with the Falls Cottage and land alongside. The Inn and Cottage have accommodation over two main levels as follows :-



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ACCOMMODATION SUMMARY

Public Areas

- Characterful Main Bar, with natural stone "ingle-nook" fire range
- 2 Linked Dining/Restaurant Areas (c.30)
- Large Coffee Shop/ Tea Room (c.40)

Letting Bedrooms / Accommodation

The Inn

- 7 letting bedrooms : all at first floor
- 3 double
- 2 x 4-poster
- 2 family with bunk-beds)

All ensuite (4 bath+shower; 3 shower only); with TV, tea/coffee, hair dryer, WiFi.

Byre Cottage

Detached cottage at rear; suitable as additional bedroom or self-catering

- 1 double bedroom; kitchen/dining/living room; shower room

Rosslee Cottage

Attached to the main Inn at the rear

- GF — Sitting/Dining Room; Kitchenette; Shower Room
- FF — 2 Double Bedrooms

Suitable for letting, self-catering or private accommodation

Falls Cottage

Attached to the main Inn; used as a self-catering letting cottage

- GF — Entrance porch/inner hall; living room; 1 bedroom; kitchen; utility room
- FF — 2 Bedrooms; Shower Room
- Hot tub at rear

Service Areas

- Commercial Kitchen
- Wash-up area
- Kitchen Prep room
- Beer Cellar
- Office
- Storage areas



Staff Accommodation

- 2 Double Bedrooms at 1st floor (1 x ensuite shower room; + separate shower room)

Falls of Dochart Smokehouse

Located at the rear of the Inn

- Fully self-contained Smokehouse production facility including Smoker, vac packer, fridges and freezers
- Sales area
- A Tasting Counter and Champagne bar
- Outside seating area

Outside

- All fresco terrace (80) along the front of the Inn
- 3 x transparent dining pods at the rear
- Two private car parks to the rear of the Inn
- Small paddock at rear with former stables (used as storage) & staff caravans. This area has planning permission for four lodges

TRADE

Trading accounts, pre Covid, for the Inn and the Smokehouse show combined turnover of c.£1.07 million (net) with achieved EBITDA profits c.£290,000. Whilst 2020 and 2021 trading has been disrupted by the Covid restrictions, the trading of the Smokehouse has grown from "strength-to-strength". The Inn is showing 10% growth and the Smokehouse more than doubling, with seller forecasting that, with a full year's trading, the combined turnover should be c.£1.5 million (net).

Accounts will be provided to genuinely interested parties.

STAFF

TUPE regulations will be applicable to all staff.

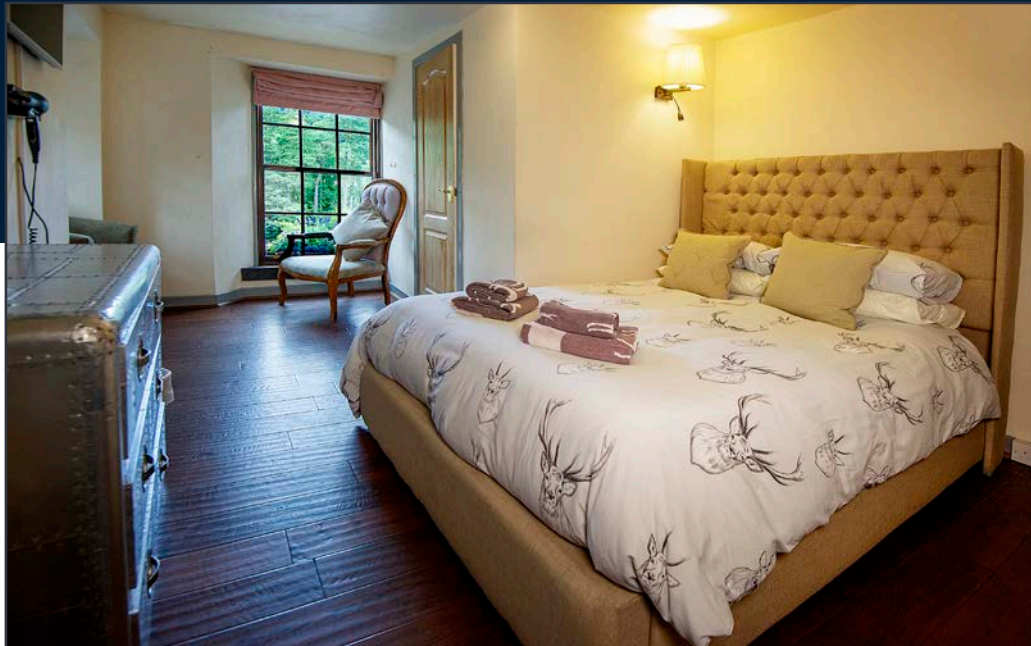
LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

WEBSITE

www.fallofdochartinn.co.uk // www.fallofdochartsmokehouse.co.uk







SERVICES

Mains water, electricity and drainage. LPG gas. Central heating/hot water from gas fired boiler. Solar panel system installed.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating of the properties are to be confirmed.

RATES

Falls of Dochart Inn - Rateable Value is £45,500 (September 2019)

Byre Cottage — Rateable Value is £1,000 (April 2017)

TENURE

Heritable / Outright Ownership Interest

PRICE

Offers over £2,500,000 invited for the heritable properties, the trade fixtures, fittings and equipment, together with the goodwill of the business (including the brand names of the smoked salmon and gin), 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

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.

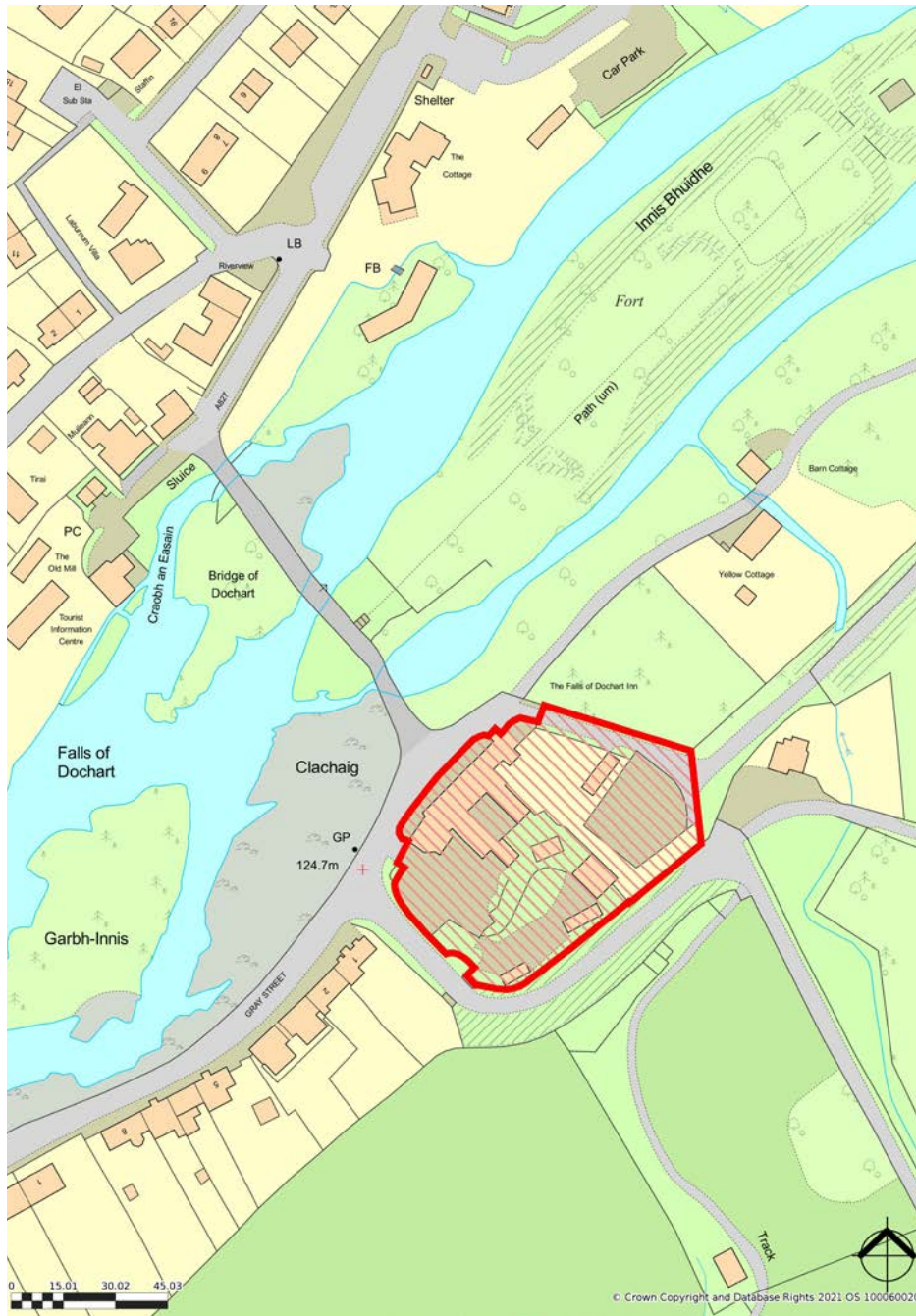
OFFERS

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

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

Email — LT@g-s.co.uk





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



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