

**FOR SALE**  
Hotel + Leisure

**GRAHAM  
SIBBALD**



**Back Track Bothies**  
**Glenfinnan, PH37 4LT**  
Offers in the region of £475,000

Find out more at  
[www.g-s.co.uk](http://www.g-s.co.uk)

- **Cosy, Quirky, Handcrafted Wooden Eco-Cabins**
- **3 Spectacular Wooden Sustainable Bothies**
- **Prominent Location in Village of Glenfinnan attracting a range of Tourists**
- **3 bothies all with 'sitooteries' and a shared Swedish-style outdoor bath.**
- **Charming characterful properties offering exceptional spaces in turnkey condition.**



## INTRODUCTION

Back Track Bothies is situated right in the heart of the popular tourist village of Glenfinnan, known the world over for its outstanding mountain scenery, links with Bonnie Prince Charlie and the Jacobite Rising of 1745 and, of course, the famous 'Hogwarts Express' steam train. The Bothies are also a few minutes walk from all of Glenfinnan's other attractions such as Loch Shiel and the 1745 Rising Monument.

In sight of Ben Nevis and nestling close to various exciting bike trails and walking routes, including the Cape Wrath Trail, these three eco-cabins are the perfect place for guests to base themselves and enjoy everything the Highlands has to offer.

Within a five minute walk to the famous Road to the Isles and its beaches - the A830 trunk road connecting Fort William and the ferry port of Mallaig (ferries to Skye) - there are daily bus and train services close by.

Each of the hand-built bothies offer a warm cosy atmosphere, with their own unique character and individual layouts.

Constructed by a local master craftsman from natural materials including sustainably sourced Douglas Fir timber and sheep's wool insulation, as well as living grass roofs, each eco-cabin offers a sitting area with kitchen, a sleeping area, a shower and a composting/no flush loo.

Each bothy also boasts its own private 'sitooterie' where you can relax round the corten steel fire pit/barbecue and experience the dark skies so popular with star gazers. And on those colder nights, the existing electric heating can be boosted thanks to the cosy state-of-the-art Charnwood log burning stoves.

From a business perspective, Back Track Bothies offers a great opportunity to run a lifestyle business in this busy tourist area which now attracts well over half a million visitors annually.

Boasting a Green Tourism Award, the property, which has its own car parking area and a reed bed, already benefits from a stellar reputation and a loyal customer base, attracting locals and visitors throughout the year.

The attention to detail and charm means the property is attractive to a wide range of customers and is future-proofed thanks to its strong eco-credentials in the fast-growing market for environmental friendly and sustainable stays. The Bothies enjoy year-round bookings and are very popular in winter due to their log burning stoves

## ACCOMMODATION SUMMARY

### Bothies:

Clanranald (sleeps 3)

- Double bed
- Single upper bunk bed

Keppoch (sleeps 4)

- 2 x double beds

Glenaladale (sleeps 4)

- 2 double beds

### Outside

- Outside seating area
- Outside Swedish-bath



## TRADE

The Turnover and further information for the business will be shown to seriously interested parties following a formal viewing.

## STAFF

There are no members of staff.

## LICENCE

The premises have their Short Term Lets Licence from Highland Council.

## SERVICES

Mains electricity and water are connected to all properties. There is a septic tank and associated reed bed system which service all three properties.

## RATEABLE VALUE / COUNCIL TAX

Rateable Value

£3,300

Effective Date

01-APR-23

## TENURE

Freehold interest of the Bothies and land.

## PRICE

Offers in the region of £475,000 are being invited for the leasehold interest in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, which is being sold complete as a going concern. 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 and Sibbald  
233 St Vincent Street  
Glasgow  
G2 5QY



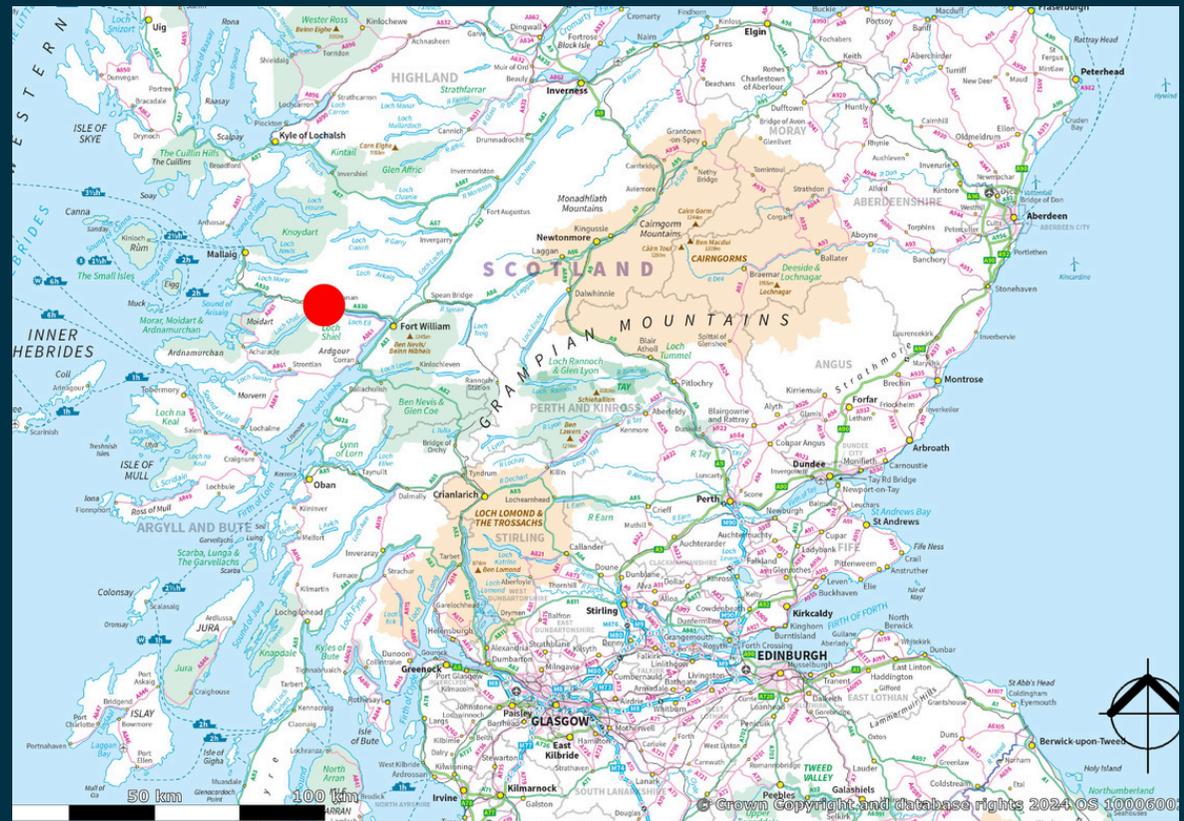
To arrange a viewing please contact:



**Peter Seymour**  
Director of Hotel & Leisure  
Peter.Seymour@g-s.co.uk  
07967 551 569



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



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.