



Offers Over
£245,000
(Freehold)

Impala Guest House
Broadhaven Road, Wick, Caithness, KW1 4RF





Substantial and beautifully-presented guest house within an excellent trading location in the thriving town of Wick, in beautiful Caithness

Situated on the popular North Coast 500 tourist route, this easily run business offers a stunning "home and income" lifestyle opportunity

Trading 5 most comfortable en-suite letting bedrooms with an additional two en-suite rooms being retained for owner's private use

Includes spacious garden and outbuildings with some development opportunities subject to consents

DESCRIPTION

Impala Guest House is an attractive detached building of modern construction. Built Circa 1971, this spacious and prominent property has a large footprint and offers substantial amenity space. This truly attractive holiday accommodation business is superbly located within a short walking distance of the town centre. Set within a lovely trading location close to stunning coastal walks, the property has 7 en-suite bedrooms, 5 of which are presently used for trading purposes.

For a couple without living-in family, the business is well set to trade 6 letting bedrooms. In addition, the subjects offer generous owners' accommodation and well-maintained facilities. The flexible accommodation would suit either a couple wishing to operate a commercial venture or an extended family running a lifestyle operation.

The property is presented in walk-in condition and the décor is of a high standard throughout. The business has seen significant inward investment in recent years with a new boiler, carpeting and general improvements to décor. This guest house offers a warm and cosy ambience which is reflective of the service offered by the owners. Guest facilities extend to a relaxing breakfast room, and the owners benefit from a spacious lounge and attractive conservatory. The extensive garden grounds offer excellent amenity space which is popular during the summer season. In addition, there is some development potential within the grounds subject to consents. There is ample off-road parking.

TRADE

Income is presently generated from 5 en-suite bedrooms from trading on a year-round basis. However, during the winter period the owners trade to a restricted level; they take holidays at this time and do not trade over the Christmas period. Turnover sits at a commendable level but there is scope to trade the business at a higher level, if desired. New owners, without additional living-in family, could easily trade 6 en-suite rooms.

The business generates its footfall from on-line booking sites such as booking.com and Expedia.com. In addition, the guest house also has a modern website (www.impalabandbwick.co.uk). The business has a solid reputation on TripAdvisor and booking.com. Trade comes from tourism and workmen throughout the year. This is a strong lifestyle business which will appeal to a wide spectrum of potential buyers.



LOCATION

Impala Guest House is a substantial modern property situated in the popular Caithness town of Wick. Set to coastal views to its side and rear, the property overlooks farm land to its front aspect. Indeed, the property is located only a few hundred metres from the rugged northern foreshore and spectacular cliffs which are home to a vast range of sea and bird life. Within a few minutes' drive guests are presented with a number of beautiful coastal walks and harbours.

The population of Wick sits at around 7500 but with a much broader catchment area. Tourism is one of the main sources of income to the area in the main season with the area being highly popular with walkers, cyclists, ornithologists and anglers. The area offers a host of interesting archaeological sites which include Camster Cairns. The Castle of Mey, residence of the late Queen Mother is a key attraction in the county and day trips to the Orkney Islands are another option for guests. The area is also highly popular with people retracing their roots as the surrounding area has a long association with the Highland clearances. The Old Pulteney distillery, the most northerly mainland distillery, is a popular attraction as is the active harbour and the 18-hole golf course.

Wick is also a great location to visit the many other local attractions along the A9 corridor and situated within the towns of Thurso, John O'Groats, Helmsdale, Golspie and Brora. In terms of infrastructure Wick is very well supported and benefits from excellent Primary and High Schooling, good leisure facilities and good communication links with a railway station and airport.

REASON FOR SALE

The present owners bought the property in December 2014 and have enjoyed their lifestyle operation of the business. It is due to a desire to spend more time with grandchildren and a career change that brings this charming home and business to the market.

THE PROPERTY

Impala Guest House is an attractive detached villa of modern construction, built Circa 1971, under a pitched slate roof and set over two floors. There are flat-roof extensions to the rear with a rubberised roof.

Throughout the property is maintained to a high standard and is presented in very good decorative order. The house is fully double glazed.



PUBLIC AREAS

From the road the main entrance to the property is via a paved path through attractive well-maintained gardens. The double-glazed outer door leads into the well-presented entrance vestibule which has a store to the left. Through a further door is the spacious reception hallway where to the front is the attractive breakfasting room which is set to 5 tables. There is a drying room just off the vestibule.

LETTING BEDROOMS

The Impala Guest House has 6 spacious letting bedrooms which are well-appointed, with good quality en-suites. In-room facilities are of a high standard including modern bathroom facilities, hospitality trays, central heating, towels, hairdryers and Freeview TVs. Bedroom 6 is currently used by the owners as additional family accommodation. The rooms are configured as follows:

Ground Floor

Room 1 - Family (2 doubles) with en-suite shower

First Floor

Room 2 - Large double with en-suite shower

Room 3 - Single with en-suite shower

Room 4 - Double with en-suite shower

Room 5 - Single with en-suite shower

Room 6 - Large double with en-suite bathroom with shower over









PRIVATE ACCOMMODATION

The vendors currently occupy two en-suite bedrooms; bedroom 6 as above plus a double bedroom with an en-suite shower room. Should new owners wish to maximise income they could utilise one bedroom and let the others as required. An attractive feature of this property is the spacious owners' lounge and commodious conservatory. The owners' accommodation is entirely removed from the guest areas offering a high level of privacy. The property benefits from a modern kitchen with ample storage space with wall and floor mounted units plus a centre aisle. Off the kitchen is the utility room which provides access to the side of the property. Throughout the property there is ample storage.





GROUNDS

Impala Guest House is a substantial property which benefits from a good trading location in the town of Wick. Private parking to the side of the property is laid to concrete with space for up to 6 cars. The front and side of the building has attractive well-maintained gardens, mainly laid to lawn, with beautiful open views across the Caithness countryside.

To the side of the main house is a garage. In addition, there is a large workshop building which offers secure storage for cycles and motorbikes. There is a concrete patio area where outdoor seating is provided for guest and owner use.

DEVELOPMENT POTENTIAL

There is potential to drive trade further by utilising the full range of letting bedrooms and promoting the catering aspects of the business more fully. The area to the side of the main house previously had the benefit of planning consent for the erection of a detached bungalow and consent could be re-applied for, if so desired.

SERVICES

The property benefits from mains electricity, water and drainage. The house has an LPG gas-fired wet central heating system supplying radiators throughout. These are supplemented by electric panel/convection heaters. An LPG tank is located within the garden grounds. The building has double glazing throughout. Impala Guest House is fully fire compliant. The house has Wi-Fi.

ACCOUNTS

Impala Guest House is a successful modest business trading profitably. Full accounting information will be made available to seriously interested parties subsequent to viewing.

WEBSITE

www.impalabandbwick.co.uk

PRICE

Offers over £245,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.



BUSINESS RATES / COUNCIL TAX

The rateable value of the property is £4,250 as at April 2017. The business benefits from 100% rates relief under the Small Business Bonus Scheme with a payment liability of £zero for eligible owners. The Impala Guest House has a Council Tax banding of 'D' for the residential aspects.

TITLE NUMBER

The title number for the Impala Guest House is CTH 3623.

PLANS

An indicative plan and title plan are available upon request from the selling Agents ASG Commercial.

EPC RATING

This property has an Energy Performance Rating of 'F21'.

DIRECTIONS

See map insert.

FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

VIEWING

All appointments must be made through the selling agents: ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR

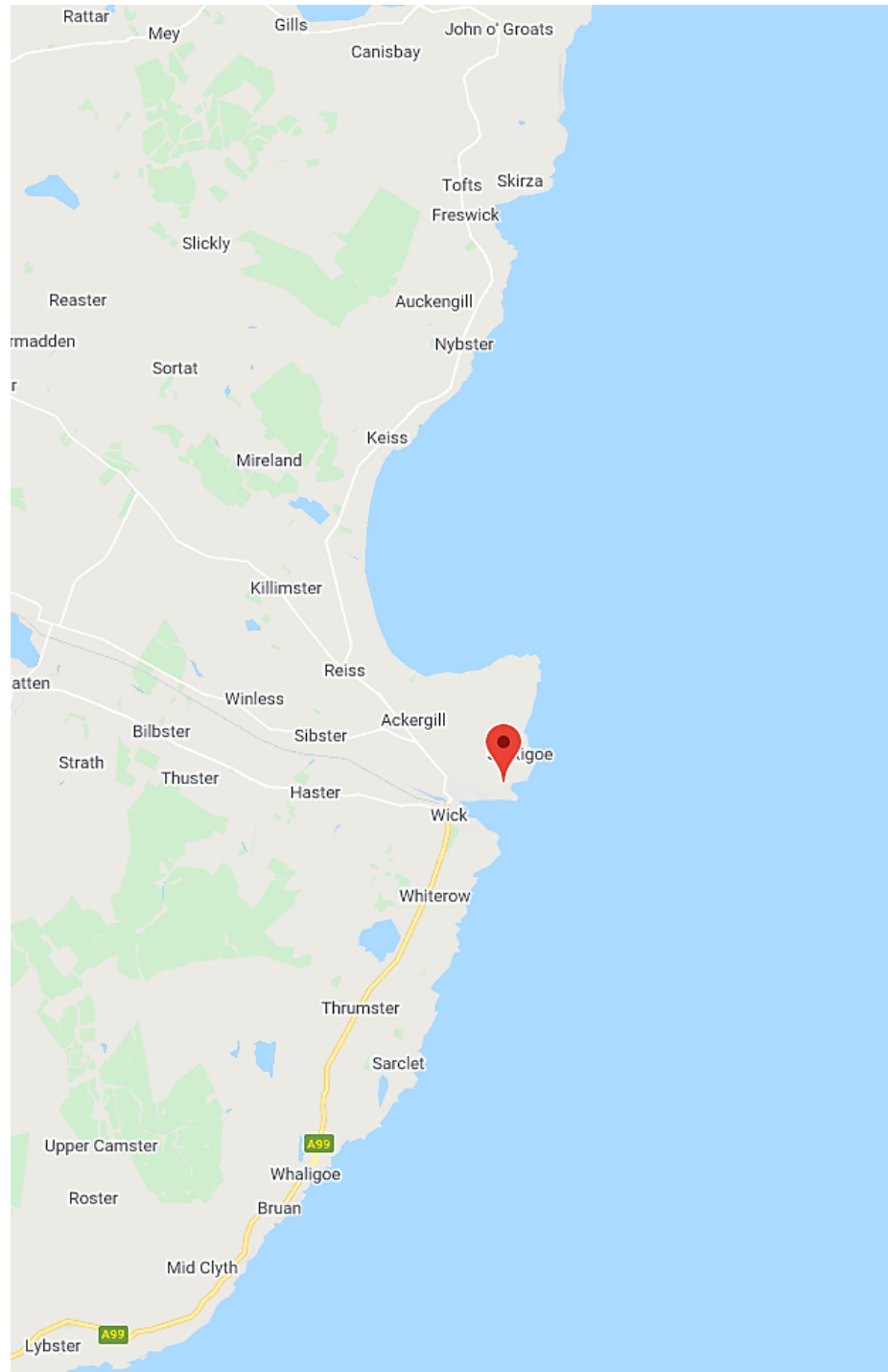
T: 01463 714757 (5 lines)

E: info@asgcommercial.co.uk

W: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date.



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