



*Offers Over*  
**£485,000**  
(Freehold)

**Tarradh Guest House and Self-Catering Units**  
Baddidaroch Road, Lochinver, IV27 4LJ





Outstanding guest house and self-catering business located in the idyllic village of Lochinver on the beautiful West Coast of Scotland on the North Coast 500 tourist route

Stunning and spacious property with 6 beautifully appointed letting bedrooms, generous public facilities and offering views over Lochinver Bay with a mountainous backdrop

Additional accommodation offers a further 6 rooms, 4 of which are used as budget accommodation; these rooms would make ideal accommodation for resident owners

Includes 2 attractive 1-bedroom self-contained cabins with grounds to build further units subject to planning consents

Strong turnover and profitability within a business model that would suit a range of trading operations

Ideal opportunity for a discerning buyer with a desire to trade a quality bed and breakfast and own a desirable property

## DESCRIPTION

Tarradh Guest House is a substantial and attractive modern hospitality business, ideally situated within the village of Lochinver set within the rugged West Coast of Scotland. The property benefits from an elevated position overlooking Lochinver Bay towards Suilven and many other well-known peaks in the region. The deceptively spacious subject's benefits provide a significant footprint, offering flexible trading and living accommodation to suit the requirements of a discerning owner. The current trading model is predicated on the fact that the current proprietors live off-site thus making all the accommodation available to generate an income. The core business is the 6 quality en-suite / private facility bed and breakfast bedrooms in the main house. In addition, there are 4 further letting bedrooms which provide a budget offering with shared facilities. Within the grounds there are 2 self-contained units offering a 1-bed budget self-catering option. Where new owners would wish to live on site, the 4 budget letting bedrooms would make perfect owners' accommodation, even for an extended family. A further room which is used as a therapy room plus a large room, could also be utilised as proprietor's accommodation. The 6 letting bedrooms and 2 self-catering units would provide a strong trading platform, presenting an easy-to-operate business model.

Tarradh Guest House is aided by excellent support areas including a large kitchen and separate spacious utility room with an integral laundry plus ample additional storage. The external areas offer excellent amenity space plus there is a utility building, ideal for guest bike storage. In addition, the bay-facing side of the house has extensive decking, providing a tremendous platform from which to absorb the captivating vistas. There is a hot-tub and sauna which are included in the sale. The property has extensive parking which is more than adequate for both business and personal use. In addition, there may be scope to develop further self-catering units subject to consents.

The business is in true walk-in condition due to the extensive renovations undertaken by the current owners. The property radiates a character and charm seldom seen in such a business.

## STAFF

The existing operation employs 3 part-time seasonal staff who assist with room change-overs.



## TRADE

The current modus operandi for Tarradh Guest House is a 2-pronged approach being operated as separate entities. The bed and breakfast aspects are well-established trading very profitably on a seasonal basis from March to October. This aspect of the business generates income from 6 quality en-suite / private facility letting bedrooms. The second aspect of the business is the budget letting bedrooms and the self-catering aspects which have only recently been brought on line but have bolstered the income earning potential of this substantive property. The current owners live off-site and as such trade on a different level to many bed and breakfasts but new owners who lived within the subjects could take the business to the next level.

The Lochinver area is a destination tourist location which receives thousands of visitors every year. The North Coast 500 Tourist Route draws in many tourists to the village. The bed and breakfast business generates a strong level of trade through their own modern website ([www.tarradh.co.uk](http://www.tarradh.co.uk)). Tarradh Guest House is featured on a host of on-line marketing websites such as VisitScotland, which are used to promote the business plus several additional community platforms. However, the business does not solely rely on such on-line booking agencies due to the demand for its services and the many repeat guests that they have. The self-catering units are promoted via a separate website ([www.tarradhcabins.co.uk](http://www.tarradhcabins.co.uk)) and utilises a number of on-line booking agencies independently of the B&B aspects.

## LOCATION

Lochinver is a picturesque Highland fishing village enjoying a stunning setting with an abundance of wildlife right on its doorstep. Wild deer are commonplace in the surrounding hills and glens, sharing their habitat with golden eagles, sea eagles, black-throated divers, ptarmigan, wild goats, pine marten and mountain hare amongst others. In the streams and lochs otter, salmon and sea trout can be observed. Set on the North Coast 500 Tourist Route, this rugged area is world-renowned for its outdoor pursuits including mountaineering, hill walking, cycling, photography, fishing and game sports. Less energetic visitors enjoy the many historic and fascinating places of interest and, of course, the outstanding natural beauty of the area including the captivating sandy beaches, just a short walk from the property.

The mountains and hills within the area offer walks for all ability levels and are home to many unique habitats for flora and fauna that attract visitors from all around the world. Towering above Lochinver and its deep-sea loch are two spectacular yet accessible peaks, Suilven, 'the Sugar Loaf' and Canisp. Both provide a challenging day's walk from the Albannach and both are visible from the B&B's conservatory and garden grounds. Lochinver is an excellent base from which to explore the beautiful west coast with Gairloch, Ullapool and Kylesku close by.

The village and area of Lochinver has a range of facilities including hotels, cafés, general stores, Post Office and a petrol station. Excellent primary schooling is available within the village and secondary schooling is provided in Ullapool. Ullapool also has a wide range of community facilities including the ferry to the Outer Hebrides plus a wide choice of shops and a supermarket.





## REASON FOR SELLING

Tarradh Guest House was purchased by the vendors in 2018 and after a significant level of inward investment upgrading and restructuring the rooms and layout of the business, they have decided to reduce their involvement in the hospitality sector and it is this that brings this highly attractive business to the market.

## THE PROPERTY

Set within an elevated trading location overlooking Lochinver Bay, Tarradh Guest House is a block-built property of modern construction under pitched slate roof, being built in 1967 with more recent glass-fibre flat-roof extensions. This substantial detached property is laid out over three floors, with single storey extensions and is presented in excellent condition.

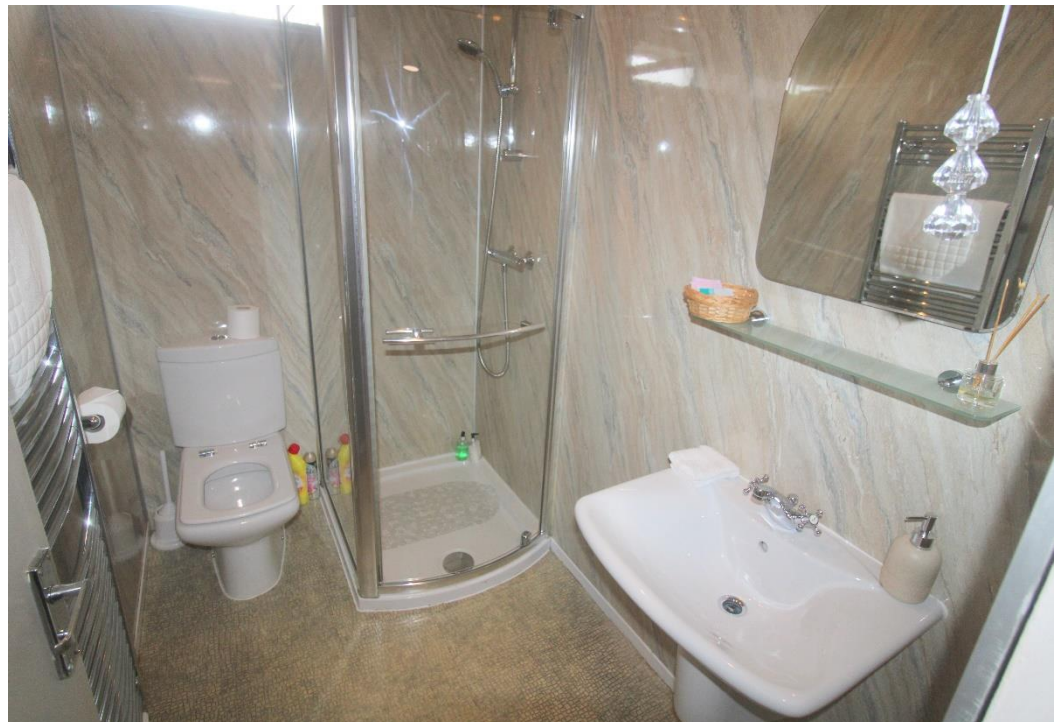
The guest entrance leads into a reception hallway. From here access is gained to the stylish split-level breakfast room with a conservatory to the front overlooking the Bay. Patio doors affords access to an area of decking where guest can enjoy the pleasant spring and summer evenings. The breakfast room is tastefully presented, with attractive decor and furnishings with 6 free-standing tables and ample chairs, currently set to 18 covers. Off a corridor is a suite of 5 rooms with a shower room and W.C. These rooms are currently configured to 4 budget letting bedrooms but would be ideal as owner's accommodation. In addition. There is a further room used as a treatment room which is serviced by a W.C. Stairs lead to the first and second floors and to the bed and breakfast letting bedrooms.

## LETTING BEDROOMS

Tarradh Guest House has 6 high quality letting bedrooms, which are beautifully appointed and well-equipped ensuring a comfortable stay. Each room has en-suite or private facilities. In-room services include controlled central heating, hospitality tray, TV, Wi-Fi and coffee machines. Each room is individually decorated to a high standard with excellent fixtures and fittings; all with dedicated seating. The rooms are configured as follows:

- Room 1 - Double room with mountain views and private bathroom.
- Room 2 - Delightful double aspect room with sea and mountain views, dining area and en-suite shower room.
- Room 3 - De Luxe Suite with Double bed and separate lounge area with sofa bed and dining area with en-suite shower room
- Room 4 - Deluxe Twin room with en suite shower room.
- Room 5 – Large double bedroom with attractive dining area and en-suite shower room.
- Room 6 - Large Twin room with en suite shower room.











## SERVICE AREAS

The business benefits from an attractive spacious kitchen which is well-appointed with ample storage units. Off the kitchen is a large utility room which houses a laundry and additional storage. The utility room gives direct access to the decking at the front of the house. There is a secondary and private access where the current owners have additional freezer storage plus there is a staff W.C.

## SELF-CATERING UNITS

These two identical units are compact but ideally formed and are timber-clad with each having a private area of decking. Internally the units are set to a double bedroom with hanging space. A large shower room plus a lounge/ dining/ kitchenette area. The kitchenette is appointed with a microwave, fridge, coffee machine & basic equipment plus there is a smart TV. Set away from the main house, the units are accessed via a gravel path and offer super views over the bay and towards the iconic Sulven Mountain.







## PRIVATE ACCOMMODATION

An attractive feature of this sale is the spacious trading accommodation on the first floor that was previously used as private owner's accommodation. In total there are 6 rooms; 4 are currently used as letting accommodation, 1 is a general store and the other is used as treatment room. This accommodation uses a shower room and a separate W.C. plus a secondary W.C. adjacent to the treatment room. The scope of accommodation would lend itself to an extended family.

## GROUNDS

Tarradh Guest House is a substantial detached property and benefits from a prime trading position with stunning elevated views over Lochinver Bay. There is ample off-street parking for both guests and owners alike. Adjacent to the parking and access is a lawned area with drying space. The fronts aspects of the house face the Bay and is extensively decked with a hot tub and sauna. The grounds beyond the decking are set to rough uncultivated areas but may offer some potential for further development subject to prior consents. There is a timber shed, both used for general and bike storage.

## SERVICES

The subjects benefit from mains electricity and water, with drainage to two septic tanks. Heating is by way of oil-fired central heating. LPG gas is available for cooking but the current owners use electric throughout. The business has a modern fire alarm system. The building is double glazed throughout.

## ACCOUNTS

Operating to a profitable level, Tarradh Guest House has the capacity to increase trade but alternatively can offer a successful lifestyle business for those wishing to operate an uncomplicated business model. Accounting information will be made available to seriously interested parties post viewing.

## WEBSITE

[www.tarradh.co.uk](http://www.tarradh.co.uk) and [www.tarradhcabins.co.uk](http://www.tarradhcabins.co.uk).

## PRICE

Offers Over £485,000 are invited for the freehold interest, business systems and trade contents as seen less any personal items (according to inventory). Stock at Valuation.



## RATES

The business Rateable Value of Tarradh Guest House is £7,000 as at April 2017 with a payment liability of £zero for eligible application under the Scottish Government Small Business Bonus Scheme.

## EPC RATING

The property has an energy rating of 'bbc'.

## TITLE PLAN

The business title plan number is STH192.

## PLANS

Indicative title and building layout plans are available from the selling agents upon request.

## DIRECTIONS

Tarradh Guest House is located as shown on the map below.

## FINANCE & LEGAL SERVICES

ASG Commercial Ltd are in touch with several lenders and lawyers who provide specialist advice to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction.

## 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](mailto:info@asgcommercial.co.uk)  
W: [www.asgcommercial.co.uk](http://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, if one is set.



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