



Offers Over  
**£575,000**  
(Freehold)

**Melvich Hotel**  
Melvich, By Thurso, Sutherland, KW14 7YJ





Expansive traditional Highland hotel in the village of Melvich, centrally located on the popular NC500 tourist route, boasting an elevated trading position offering spectacular coastal views

Offering 13 appealing en-suite letting bedrooms, with modern facilities and spacious public areas to include snug bar, pool room, large lounge / dining room, further dining facility and spacious function room, providing further business development

Flexible support areas including commercial kitchen, office, laundry and excellent storage facilities

Extensive 3-bedroom owners' apartment and expansive staff living accommodation

Mature garden grounds, with ample amenity and parking space offering some development potential STPP

## DESCRIPTION

Melvich Hotel is a traditional and prestigious Victorian property dating from c1850 with a modern accommodation annex built in the late 1970s. This substantial business is deceptively spacious and only by viewing can one appreciate the true potential of this property. The subjects enjoy an exquisite elevated trading location, with spectacular coastal views, on the North Coast 500 Tourist Route in the popular county of Sutherland. The property's attractive position and extensive garden grounds provide an air of tranquillity rarely available. The hotel has 13 en-suite letting bedrooms and an abundance of public areas which offer some significant opportunities for business expansion and development. Currently, large aspects of the trading elements are not in full operation due to personal choice of the owners who have a young family. These areas offer extensive scope for new proprietors to trade more fully. In addition, there is a spacious 3-bedroom owners' apartment and ample staff accommodation. The business elements and owners' / staff accommodation combine to offer a truly outstanding trading opportunity.

## REASON FOR SALE

The present owners purchased Melvich Hotel in September 2007 and have enjoyed operating this impressive business. However, it is their desire to take on new challenges that brings this excellent business and home to the market.



## LOCATION

The hotel is situated within the village of Melvich, on the A836, at the mouth of the Halladale River and overlooking some stunning scenery including Melvich Beach. The site is very centrally situated on the North Coast 500 and ideal for any John O'Groats to Lands' End challenge. The village of Melvich which derives its name from the Norse meaning 'golden bay', sits on the northern-most coast of Sutherland, close to the town of Thurso. This region has long been a Mecca for the outdoor sports enthusiast. Not only does the area host an impressive range of top fishing rivers and lochs, it is a prime destination for all outdoors sports, particularly surfing and many watersports. The northern coastline boasts an impressive array of spectacular beaches, hill climbing, walking and family activities - all of which have greatly increased in popularity with the success of the NC500 touring route.

Sutherland is an area rich in wildlife, home to herds of wild red deer, sea life and a multitude of bird species amongst others. Ornithologists are frequent visitors to the county, attracted by the golden eagle, hen harrier, peregrine falcon, short eared owl, puffins and other birds of prey; all of which can be seen at the nearby Forssinrd RSPB site or local coastal areas. There are many tourism options to keep visitors interested and entertained. From John O'Groats to Durness on the North West coast, Melvich is perfectly centrally located for easy access to both coastlines. A day trip to Orkney is within easy reach, as are numerous sites of archaeological interest and visitor centres such as the Castle of Mey. The nearby town of Thurso offers a wide range of shops, restaurants and facilities. The United Kingdom Atomic Energy Authority facility at Dounreay and adjacent site of HMS Vulcan brings a large number of business travellers to the area, along with regular visitors via the renewable energy sector with both SSE and multiple private wind power companies seeking to build in the area. Melvich has a Primary School with Senior Schooling at Farr High School (North Coast Campus) in Bettyhill.



## TRADING ASPECTS

Melvich Hotel operates on a restricted seasonal basis, opening from April to November. In addition, the business only opens 6 days per week closing Sundays. The restricted seasonal operation suits the proprietor's lifestyle and personal preferences but new owners could easily trade more fully. There is both business and local trade available in the winter months plus the high levels of visitors in the main season could easily generate further income. The hotel trades to a level of turnover which satisfies the needs of the current owners. The main income stream is generated through the 13 individual en-suite letting bedrooms.

Hotel service is currently limited to providing bar and dining facilities in the restaurant only. New owners could undoubtedly adopt a broader trading platform including the provision of a full bar and dining facility including functions / weddings. There is also an opportunity to offer a lunch-time service. There is realistic scope to extend the business further through the development of the grounds subject to consents. Melvich Hotel currently markets itself through its own website, extensive social media and online travel agency websites such as Booking.com. The hotel has a great number of repeat customers and return visitors, receiving high levels of bookings from OTAs. Their own website reservations are generated via FreeToBook. The business has a sound reputation on a number of review websites.

## STAFF

The business is currently managed by the owners on a day-to-day basis with the support of 7 further staff.

## THE PROPERTY

Built around 1850, Melvich Hotel is a substantial detached villa under a pitched slate roof. The main hotel building is of traditional stone construction. The property offers spacious accommodation across 2 floors plus an attic floor. The building benefits from many original Victorian features which adds to the charm of this impressive business. In addition, the modern annex built in the 1970s is set over two floors.

## GUEST AREAS

The main entrance leads into a well-presented reception hallway. To the left is the waiting room which is currently set to a dining facility with an open solid-fuel feature fire place and charming décor, comfortably accommodating 24 covers.

From the reception, along the hallway, is the spacious main dining room which offers views towards the coastline and is a popular destination for residents to reflect on their day's travels and activities.

Within this area is a bar servery which is well-stocked. A feature wall within this area shows the Northern coastline of Scotland and generates much interest from guests. This attractive dining facility offers a comfortable and warming ambience, as well as stunning sea views and can accommodate over 40 covers. From the dining room a door provides access to the external aspects and a patio beer garden area.

Internally a door leads to a large function room which the owners currently utilise as their personal space. It has, however, been used for functions, community celebrations and weddings during their tenure. This facility can hold up to 125 people during a seated event and for informal functions, up to 250. The function room has its own bar and is ideally located next to the kitchen for ease of service.

To the front of the property is the public bar which has a separate pool room; this area is currently not being utilised but can accommodate over 50 guests. The bar has a private access point to the front of the building. Off the bar are ladies and gent's bathroom facilities. There are additional W.C. facilities off the main dining area.







## LETTING BEDROOMS

In total, the hotel has 13 letting bedrooms, all of which have quality en-suite facilities. Each room has been tastefully decorated, with quality furniture and fittings plus excellent in-room services including TVs, hospitality trays and hairdryers. They are configured as follows:

**Room 1** - Double bedroom with en-suite shower room

**Room 2** - King-size bedroom with en-suite bathroom with separate shower

**Room 3** - King-size bedroom with en-suite bathroom with separate shower

**Room 4** - Double bedroom with en-suite shower room

**Room 5** - King-size bedroom with en-suite bathroom with shower over bath

**Room 6** - Double bedroom with en-suite shower room

**Room 7** - Twin bedroom with en-suite shower room

**Room 8** - Double bedroom with en-suite shower room

**Room 9** - Large twin bedroom with en-suite bathroom with separate shower

**Room 10** - King-size bedroom with en-suite bathroom with separate shower

**Room 11** - Double bedroom with en-suite shower room

**Room 12** - Twin bedroom with en-suite shower room

**Room 14** - Compact double bedroom with en-suite shower room











## SERVICE AREAS

The kitchen offers excellent workspace for a fuller commercial operation should new owners wish to trade at a higher level. The comprehensive commercial kitchen is complete with a range of fitted units and extraction system.

In addition, there is a separate preparation room plus a wide range of storage facilities. The kitchen has a large feature pizza oven which is wood-fired. There is plentiful storage throughout, a spacious office, cellar and laundry facilities.

## OWNER'S / STAFF ACCOMMODATION

Owner's accommodation is situated across three floors and comprises of a large lounge, spacious dining / kitchen, bathroom and 3 bedrooms.

There is a staff apartment off the owner's accommodation which would make ideal extended family or business partner accommodation. This apartment has 3 bedrooms, a kitchen and a bathroom plus additional storage. There is also a staff bedroom with en-suite facilities within the accommodation annex plus a further en-suite staffroom situated on the ground floor within the main building.







## GROUNDS

With excellent signage, Melvich Hotel is a substantial property benefiting from an elevated trading location. The property has spacious garden grounds to the rear mainly set to lawns. There is a number of bench seats and sitting areas including the beer garden off the main dining room, where guests can enjoy the fantastic vistas on offer. There is a large car parking area to the front aspects of the hotel. There are numerous outbuildings and store facilities. The extensive grounds offer some development potential subject to obtaining the necessary consents.





## SERVICES

Melvich Hotel has mains electricity, water and drainage. Elements of the main building benefit from central heating with the guest bedrooms utilising electric panel heaters. There is a wood-fired stove in the owner's accommodation. LPG gas is used for cooking and within the kitchen is a large wood-fire pizza oven. The property meets all fire and environmental health requirements.

## TRADE

The business presently generates turnover of £200,000 but offers genuine scope for new motivated owners to trade more fully which would result in improved turnover and profitability levels. Full accounting information will be made available to interested parties subsequent to viewing.

## WEBSITE

[www.melvichhotel.co.uk](http://www.melvichhotel.co.uk)

## EPC RATING

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

## LICENCES

The business has been granted a premises licence in accordance with The Licensing Scotland Act 2005 and details of the Operating Plan will be made available after viewing.

## RATEABLE VALUE / COUNCIL TAX

The business elements have rateable value of £15,000 (effective from 01 Apr 2017) but is liable for 100% discount under the Small Business Bonus Scheme for eligible applicants. The residential accommodation within the hotel has a council tax band of 'C'.

## PRICE

Offers over £575,000 are invited for the heritable property complete with goodwill, website and trade contents (according to inventory excluding personal items). Stock at valuation.

## DIRECTIONS

See map insert.

## FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with several lenders who provide specialist finance to the hospitality sector. 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](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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