



Offers Over
£349,500
(Freehold)

Muir Bank
Muir Bank Crossroads, Muir of Ord, IV6 7TD



Substantial Victorian property ideally located in the heart of Muir of Ord, on the North Coast 500, exuding charm and character

Trading as an easy to operate bed and breakfast in a popular and busy location

Offering 5 quality letting bedrooms with en-suites, one of which is a fully accessible facility

Ample off-road parking to the rear, with picnic table and landscaped borders

Profitable business with growth potential

DESCRIPTION

Muir Bank is a substantial and impressive detached building which was formally used by the Royal Bank of Scotland. The property enjoys a highly accessible and attractive location within the heart of Muir of Ord. The business is located on the Great North Road and benefits from a commanding trading position. The property is close to the village's popular 18-hole golf course and within a few minutes' walk to nearby cafés, school and shops.

Muir Bank represents a tremendous opportunity for new owners to take an excellent property and business, add their flair and style and take it to the next level. This easy-to-operate business offers 5 quality en-suite letting bedrooms, an attractive and comfortable public seated area and excellent service facilities.

The business currently runs as bed and breakfast without the owners being on site. New owners may choose to adjust this model in a manner that best suits their own lifestyle choice.

Opening in 2019, the property has benefitted from a recent full internal redevelopment and sympathetic upgrades making this a most charming yet comfortable accommodation business, whilst maintaining the integrity of this period building. The style and character of this property can only truly be properly appreciated by viewing in person.

TRADE

The current owners operate Muir Bank as a comfortable and well-appointed bed and breakfast. Visitors are attracted to the Highlands for many reasons be it business or to enjoy the great outdoors. Tourists include walkers, winter-sports enthusiasts, cyclists, bird-watchers, motorcyclists, golfers and fishermen plus there are local events that draw in visitors to the area and the North Coast 500.

The business has its own website, Facebook page and is advertised online through sites such as booking.com where it has achieved a rating of 9.1. Full historical accounting information will be made available to seriously interested parties subsequent to formal viewing.

REASON FOR SALE

The current owners purchased Muir Bank in 2018 and it is now their desire to retire that brings this excellent opportunity to the market.



LOCATION

The village of Muir of Ord is situated near the western boundary of the Black Isle, 13.5 miles West of Inverness, and 6 miles south of Dingwall. The business is located on the North Coast 500 Tourist Route offering the possibility of generating ample passing and pre-booked trade. Muir of Ord is a vibrant and growing village currently with a population of c3000 but a much larger catchment area for business purposes. This charming village has a good range of facilities and shops. Other local amenities include the village hall and Muir of Ord Golf Club. The Golf Club is a typical heathland and moorland course partly laid out by James Braid, dating back to 1875; there are a number of other top-quality courses in the area.

The region is a popular tourist destination with many B&Bs/holiday let businesses. Activities within the immediate area include walking, fishing and nature watching. Loch Ness and Urquhart Castle are only a short drive away and the West Coast is a 40-minute drive. Inverness-shire with its many attractions including Inverness Castle, Culloden Battlefield, Fort George and Cawdor Castle are all within easy reach. There are a number of distilleries within the vicinity, including the Glen Ord Distillery only a short distance from the property which has a visitor centre providing guided tours. This potential holiday business is an ideal base from which to explore the wider Highlands. Locally, The Black Isle Agricultural Show and Belladrum Music festival are both normally held each August which brings an abundance of visitors to the area.

A full range of facilities including schools, hospital, social and welfare services are located both in Inverness and Dingwall. Inverness Airport is situated about 20 miles away and there is a train station in Muir of Ord giving access to the North and West plus regular services to Inverness.

THE PROPERTY

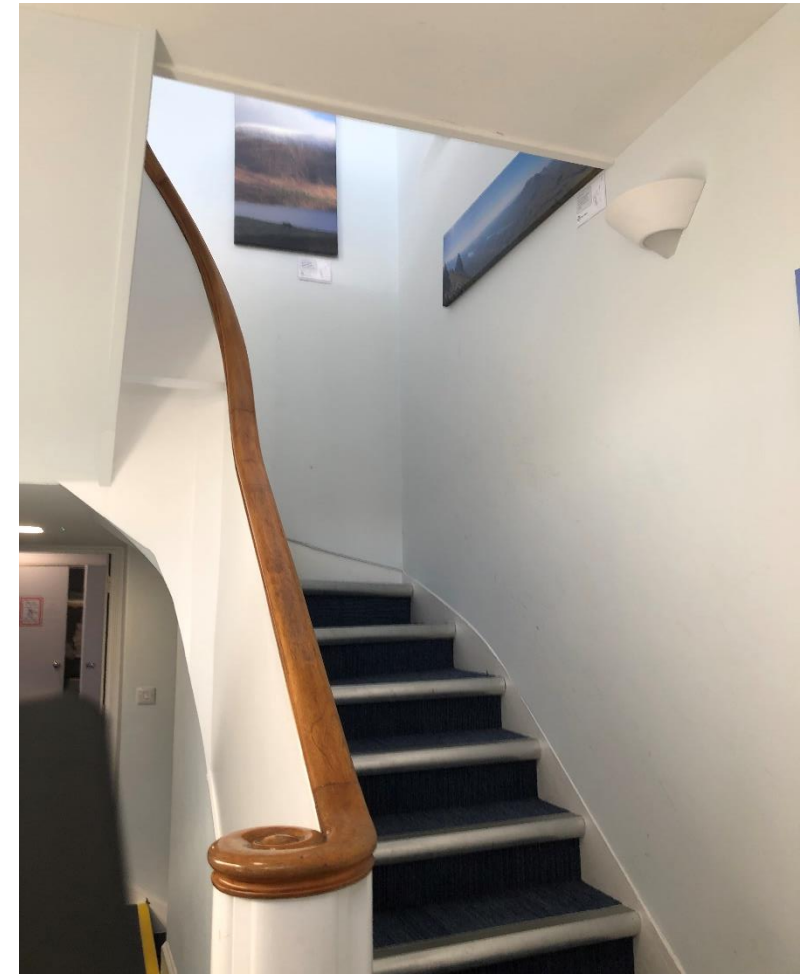
Originally built in the late 1800s, Muir Bank was formerly a detached Victorian shop with accommodation over and full area basement below. The original aspects are stone built with pitched slate roof. The main entrance to the property is via a gravel drive with car parking to the rear, the accessible room has direct access from the street to the front.

The main entrance from the gravel car park area at the rear opens into the entrance lobby which provides access to the ground floor facilities of the accessible bedroom, double bedroom No 2 and the communal seated area plus stairs to the first floor. This area also houses the washing machines and tumble driers.

The communal seating area is located on the ground floor and has proved a popular element of the facility, having a mix of soft and tabled seating.

There is a lower ground floor which remains undeveloped by the current owners and it may be possible to create service areas which would benefit the use of the spaces above. There may be other possible uses for this floor of the building subject to consents.





GUEST BEDROOMS

The bedrooms all have very comfortable beds and well-appointed furniture, incorporating modern en-suites with showers. Rooms are equipped with flat screen TV's, generous hospitality trays, microwave, crockery and cutlery. The guests also have access to the communal area and the use of ironing facilities. The bedrooms are as follows:

Ground Floor

Room 1 - Accessible double room with accessible en-suite, overlooking the front of the building

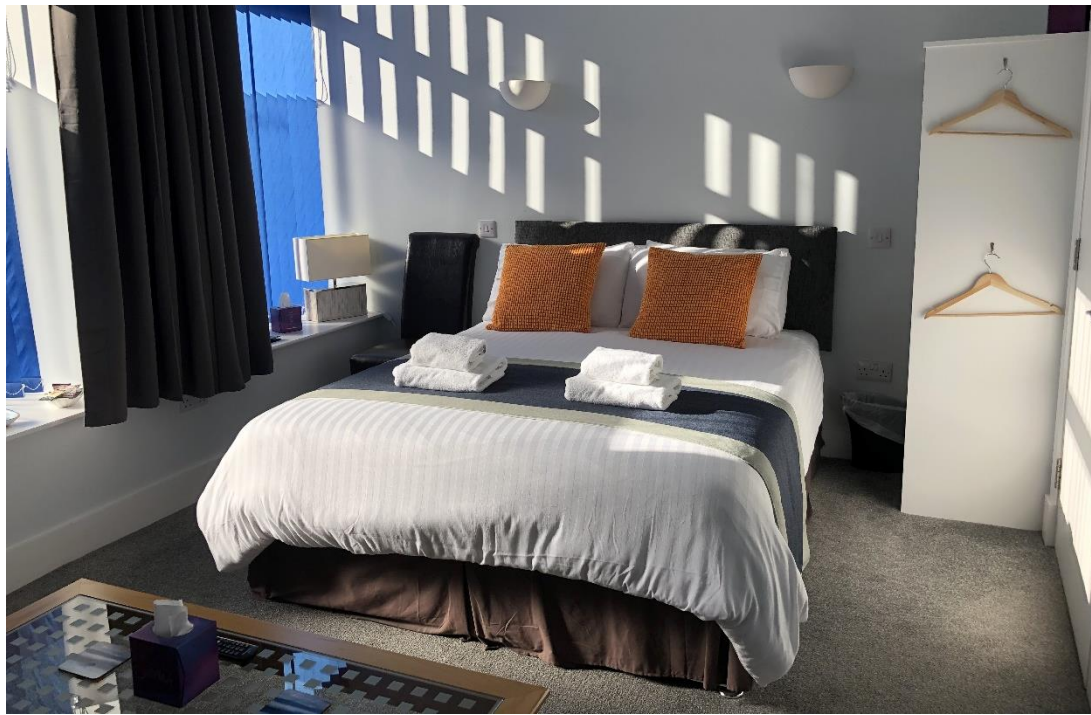
Room 2 - Double room with en-suite, overlooking the front of the building

First Floor

Room 3 - Twin room with en-suite

Room 4 - Family/group suite with en-suite shower

Room 5 - Twin room with en-suite









OWNERS ACCOMMODATION

Currently there is no owner's accommodation on site, however, new owners may choose to adjust this and utilise rooms within the property for private use.

GROUNDS

There is ample parking and landscaped grounds to the rear of the property. There is also a drying area and a hard finished space with a wooden picnic table. Should it be desired, a secure set of bike hoops could be introduced without impacting on the car parking.

SERVICES

The property has mains electricity, water, gas and drainage. The building benefits from double glazing throughout. Heating and hot water is by a gas fired boiler with wall mounted radiators in all rooms. High speed Wi-Fi is available.

WEBSITE

www.muirbank.co.uk

PRICE

Offers over £349,500 are invited for the heritable property complete with goodwill and trade contents (according to inventory).

EPC RATING

The business has an EPC rating of 'tbc'.

RATEABLE VALUE

The rateable value of the property is £4,500 (effective from 01 Apr 17) and is eligible for 100 per cent discount under the Small Business Bonus scheme for eligible applicants resulting in a net liability of zero.

DIRECTIONS

See map insert.

FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance. 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 including conveyancing.

VIEWING

All appointments must be made through the selling agents:

ASG Commercial

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 with whom purchasers should register their interest if they wish to be advised of a closing date.



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