



Offers Over  
**£535,000**  
(Freehold)

**Eilean Donan Guest House,**  
14 Market Street, Ullapool, IV26 2XE





Beautiful guest house located on the North Coast 500 tourist route in the heart of Ullapool

Excellent roadside trading location within easy walking distance of the vibrant town centre

Attractive 5-bedroom trading property with benefit of modern 3-bedroom owners' accommodation

Reassuring solid profitability from seasonal trading

Immaculately presented business offering a turn-key operation and presenting a home and life-style opportunity

## DESCRIPTION

Eilean Donan Guest House is an imposing villa enjoying a most prominent location on the corner of Market Street and Ladysmith Street in Ullapool. The property is located on the now famous North Coast 500 tourist route, making it ideally positioned to capitalise on this lucrative tourist attraction. The subjects comprise of a stunning 5-bedroom guest house together with delightful separate 3 bedroom owner's accommodation.

Originally the part of the property on Market Street consisted of two properties No. 12 and No. 13, which were built in the early 1800's. They were later combined and renumbered as No. 14. Towards the end of the last century the property was sympathetically extended to form the guest bedrooms 1 and 2. Around the turn of the century a further extension was undertaken which formed the owner's accommodation. Eilean Donan Guest House is a charming property with spacious public rooms and high-quality owners living space. The property has recently benefitted from a wide range of upgrades which brings the business to the market in walk-in condition.

## REASON FOR SALE

The vendors purchased Eilean Donan Guest House in 2015. It is their intention to retire that brings this excellent business to the market.

## TRADE

Such is the prominent site and stature of the building that it is an easy-to-locate premises for both those who have booked via the internet and for the casual passer-by seeking accommodation. This profitable business is currently operated on a purely bed and breakfast basis. There is scope to drive income further, should new owners be motivated, to provide a dining option or extend operating periods. The business generates its income through the 5 excellently presented letting bedrooms. The current owners have adopted a dog friendly policy.

The current owners actively restrict the letting of B&B rooms to provide a lifestyle business which currently trades below the VAT threshold. The business currently only trades in the main tourist season (April to October). Guests can find the business through a number of on-line booking agencies or via the business's website. The business has an excellent reputation, as shown on review websites such as 9.4 on Booking.com and 4.5 on TripAdvisor.







## LOCATION

Eilean Donan Guest House is just a short walk from the centre of the popular tourist destination of Ullapool and all the facilities that this bustling town offers. The Caledonian MacBrayne ferry to Stornoway leaves twice daily (once on Sundays in Winter) for those planning a trip to Lewis, Harris or the other Hebridean Islands. Tourism is a key driver of income to the guest house, with many visitors undertaking the North Coast 500 Tourist Route as well as walking / climbing holidays, water sports, fishing, games sports etc. Others partake in more leisurely excursions of the many sites of historical interest or just taking in the array of natural landscapes. Visitors include ornithologists and naturalists who find an abundance of wildlife to keep them busy for an extended stay.

The property is easily accessible, located just off the A835 on Market Street, and offers high profile signage. The North West Coast of Scotland attracts a large number of visitors and Ullapool makes a perfect base from which visitors can continue their odyssey of the broader Highland region. Ullapool, as well as being a very popular tourist spot, has a strong sense of community, with schools, golf courses and social and welfare facilities in close proximity. Inverness, the Capital of the Highlands, is approximately 60-minute drive away with a full range of services associated with a modern thriving City including an airport and main line railway station.





## EILEAN DONAN GUEST HOUSE

Of traditional construction Eilean Donan Guest House is a substantial property, stone built under a pitched tiled roof. The building is currently painted white, making it look smart, clean and inviting. The property has accommodation on two floors. The property is in lovely decorative order and offers high quality fixtures and fittings as part of the sale. Recent refurbishment means this property is truly in walk-in condition.

### PUBLIC AREAS

The main guest entrance to the house is via a wooden door with tasteful glass into a lovely lobby / reception area. From the lobby the guests enter the well-appointed breakfast area, from which they can proceed either to their spacious bedroom or to the comfortable guest lounge, which is partially open to the breakfast area. On cooler days the guest lounge is a lovely feature due to the ambience and warmth created by the wood burning stove. An inner door leads to the bedroom hallway and on to the stairs the upper floor. At the top of the stair there is an open area within the corridor as it splits in two directions to serve bedroom 1 and 2 and separately to bedrooms 3 and 4. The 5 bedrooms are configured as follows:

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#### Ground Floor

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Room 5	Twin double room with shower en-suite
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#### First Floor

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Room 1	Twin double room with shower en-suite
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Room 2	King size double room with shower en-suite
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Room 3	Standard double room with shower en-suite
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Room 4	King size double room with shower en-suite
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Rooms have modern fixtures and fittings and are tastefully decorated. In-room facilities include flat-screen TV, coffee and tea making facilities.

### OWNERS ACCOMMODATION

The owner's accommodation is a great feature of this property and can be accessed via its own separate entrance directly from Ladysmith Street or via the grounds to the rear of the property. There is also direct access into the guest dining area from the owner's kitchen making it easy to serve and manage the breakfast. This property has an excellent living space and would make a fabulous family home.

Access through the front door leads into a hall with the stair to the first floor immediately in front. To the left is the spacious owners lounge. The hall provides access to the ground floor bedroom (with shower ensuite) and into the utility room. The rear access to the property enters through the utility room. The utility room provides access to the well-equipped and spacious kitchen. Both the utility room and kitchen have high and low level cupboards, which provide a superb level of storage. The kitchen has a fantastic level of work surface making it easy to prepare and provide breakfast. The level of finish is of high quality and well thought out, including the wooden flooring. Besides the separate access to the owner's area there is also off street parking for the owner's cars.

Upstairs there are 2 further spacious bedrooms and a shared bathroom. Both bedrooms are light and airy. There is no direct access between the owners area and the guest area at first floor.

### GROUNDS

Eilean Donan Guest House is a corner plot with open grass and hard finishes between the back of the pavement and house. This results in the public side of the building being very inviting to guests. To the rear of the property there are well maintained mature gardens, primarily being perimeter shrub beds, with a number of delightful seating areas. The grounds have a good level of privacy as there is a substantial and attractive wooden fencing to the rear and sides of the grounds. There is private parking for up to 3 guest cars and additional roadside parking. A small wood-store is situated to the side of the drive and houses the gardening equipment. There is also a log lap shed located behind one of the seating areas.

The business benefits from a large insulated and secure cycle storage and drying shed.

### SERVICES

The property benefits from mains electricity, water and drainage. There is oil-fired central heating and electricity is used for cooking. Eilean Donan Guest House is compliant with the fire regulations. Wi-Fi is available throughout the property.

### ACCOUNTS

Eilean Donan Guest House currently trades at a successful level generating a very positive adjusted net profit. Accounting information will be made available to seriously interested parties subsequent to viewing.







## PLANS

Title and indicative building layout plans are available from the selling agents.

## EPC RATING

Eilean Donan Guest House has an excellent EPC rating of 'D'.

## PRICE

Offers Over £535,000 are invited for the Freehold interest complete with goodwill, website and trade contents (according to inventory, excludes some art works and personally made furniture). Stock will be transferred at cost valuation.

## DIRECTIONS

See map insert. What3word reference is ///reviews.barrel.tech

## WEBSITE

The Eilean Donan Guest House has its own website at <http://www.ullapoolholidays.com/>. The business also utilises several web-based marketing platforms including Booking.com and Tripadvisor.





## TITLE NUMBER AND PLANNING CLASS

Eilean Donan Guest House has a title number of ROS17659. The property operated under planning class 7.

## RATEABLE VALUE / COUNCIL TAX

The business rates for Eilean Donan Guest House is £9,000, split as £5,500 non-residential apportionment and £3,500 residential, Ref No. 03/01/066211/2 and benefits from the Scottish Government Small Business Bonus Scheme and has 100% relief on their business rates for eligible applicants. The proposed figures under the 2023 revaluation are £7,700 non-residential apportionment and £4,900 residential.

## FINANCE & LEGAL SERVICES

ASG Commercial 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 variety of legal experts who can act in all legal matters arising.

## VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR

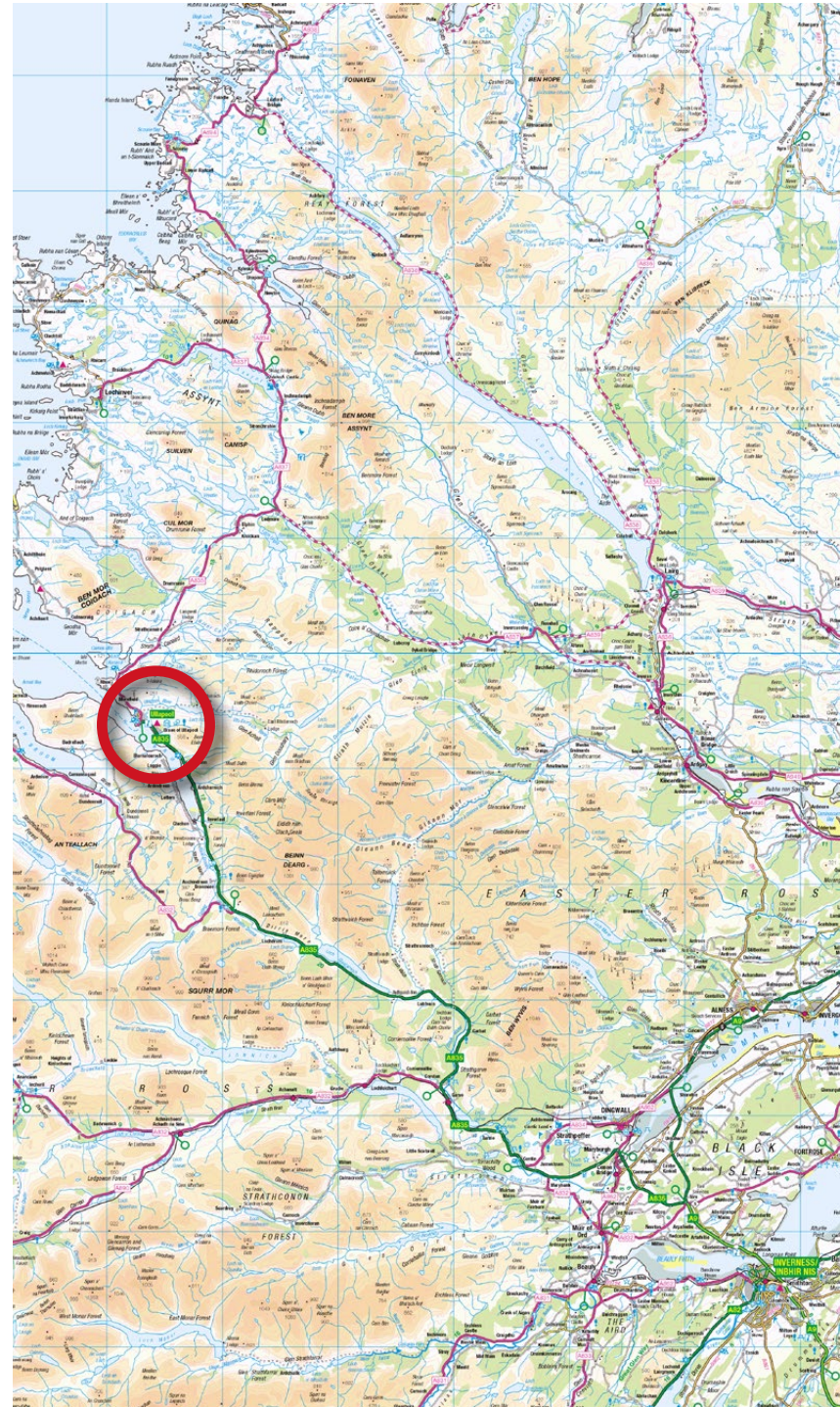
Tel: 01463 714757 (5 Lines)

E: [info@asgcommercial.co.uk](mailto:info@asgcommercial.co.uk)

Web: [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.



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