



Offers Over
£950,000
(Freehold)

The Park Guest House,
131 Grampian Road, Aviemore, PH22 1RL





Beautiful guest house located
in the heart of Aviemore

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

An attractive 13 bedroom
guest house with modern
and spacious owners'
accommodation

Strong profitability

Immaculately presented
business offering a turn-key
operation



DESCRIPTION

The Park Guest House is an immaculate property enjoying a most prominent location on the main road through Aviemore, just north of the town centre. Situated in the Cairngorm National Park, it is ideally positioned to capitalise on this lucrative tourist attraction. The subjects comprise of a stunning 13-bedroom guest house together with high quality separate owner's accommodation (one bedroom) with a spare owner's suite.

The property originally dates from the early part of last century. Since then, there have been a number of carefully configured extensions and adjustments, culminating in a building which is ideally suited for its current purpose. The Park Guest House is a charming property with spacious public rooms and high-quality owners living space. It has recently benefitted from a wide range of upgrades which brings the business to the market in immaculate walk-in condition.

REASON FOR SALE

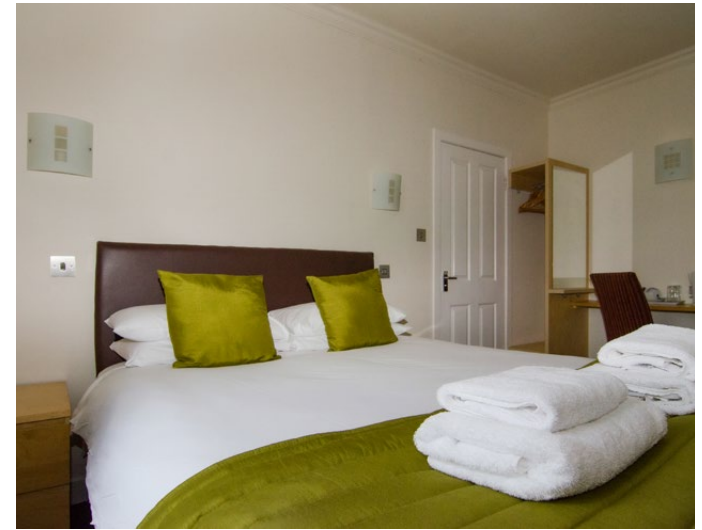
The vendors purchased The Park Guest House in 2016 in a poor condition. Since then, they have heavily invested in the property to bring it to the market in its current excellent condition. It is their intention to retire that brings this high quality business to the market.

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 very profitable business is currently operated on a purely bed and breakfast basis. There is therefore scope to drive income further, should new owners be motivated, for example, by providing dinner and / or lunch.

The current owners operate well above the VAT threshold. Guests can find the business through a number of on-line booking agencies or via it's own website. It has an enviable reputation, achieving 8.9 on booking.com and 4.5 on TripAdvisor.

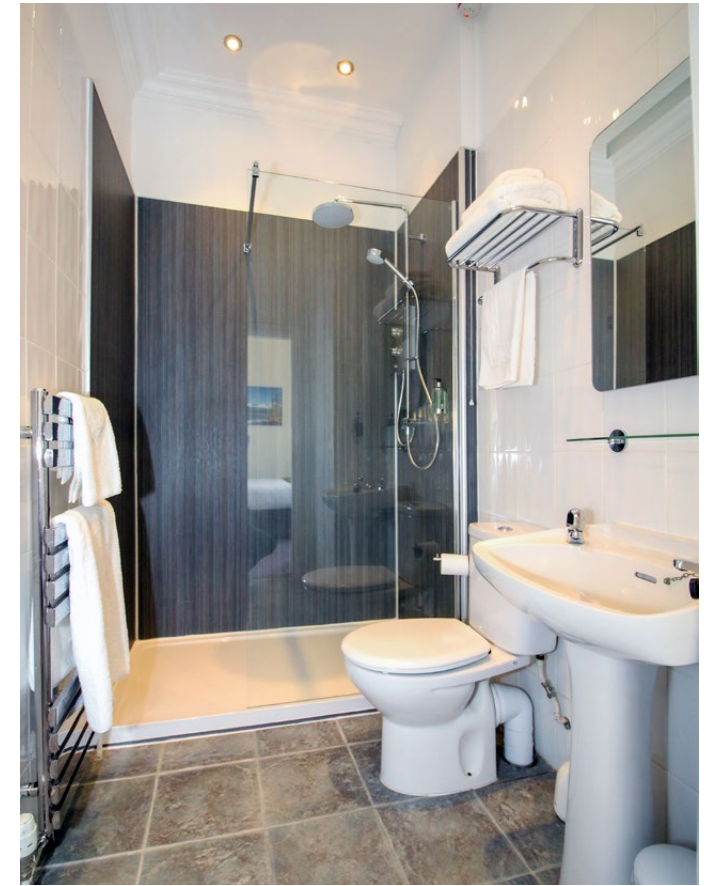




LOCATION

Aviemore is a thriving community and a destination location for many visitors. It is also a highly sought-after residential area with some of the most stunning scenery on offer across the UK. The Park Guest House is conveniently situated within the heart of the town providing ease of access to the excellent range of nearby shops, quality restaurants etc. There is both highly regarded primary and secondary schooling within the community. A new substantial community hospital has recently been opened within Aviemore.

Centrally located within the Cairngorm National Park, Aviemore is well served with many facilities, services and attractions for visitors. The town has excellent communication facilities with a main-line railway station, regular bus routes and is set adjacent to the A9 arterial route between Perth and Inverness. There is also a local steam railway which draws significant numbers of visitors to the area.



Aviemore is considered an ideal central base for exploring the wider area including its superb and towering landscapes of the Cairngorm and Monadhliath Mountain ranges. The Cairngorm Mountain range makes Aviemore the Premier Mountain and Ski Resort in Scotland. Outdoor activities are many and varied to include hill walking and water sports in the summer months and the area benefits from ski provision, and snow and ice climbing during the winter.

The area surrounding Aviemore is renowned for its idyllic scenery, mystic lochs, vast glens and open spaces which combine to make it highly popular with those seeking a variety of holiday options in the Scottish Highlands. The town is also a highly popular residential town as well as a very attractive tourist destination with some of the most wide-ranging facilities within the Highlands. Aviemore benefits from year-round trading due to the amenities and facilities supporting both the winter and summer recreational activities and past times.

THE PARK GUEST HOUSE

Of traditional construction, The Park Guest House is a well maintained substantial property, stone built under a pitched slate roof. The original building was considerably smaller, being extended at both ends and then again behind the south end over the years. The original building stone is finished with delightful quoin detailing and attractive dormers set into the roof. The extensions to the building are rendered and are freshly painted a tasteful off white. In the summer months the current owners have hanging baskets and planters located around the main entrance. The overall effect is fresh, 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 property is via a deck area set with picnic tables. There is an accessible access platform lift to one side of this allowing less able guests to easily access the premises. This feature was regularly used when the restaurant operated in the past. From the deck, access to the property is through a set of glass panelled wooden doors into a spacious lobby and onto the reception area. From the lobby guests can enter the well-appointed breakfast room on the left and to the right they have access to well-presented spacious bedrooms on the first floor. On cooler days the 28 seated breakfast room has the lovely feature of a wood burning stove providing a warm cosy atmosphere. At the top of the stair there is an open lobby with corridors leading in two directions to serve the bedrooms. The 13 bedrooms are configured as follows:

First Floor

Room 2	Standard room with twin beds and bath with shower over ensuite
Room 3	Family rooms with 1 king sized bedroom & a twin bedded room and each with shower ensuite
Room 4	Superior room with seating area, king sized bed and bath with shower over ensuite
Room 5	Superior room with seating area, king sized bed and shower ensuite
Room 6	Economy room with king sized bed and shower ensuite
Room 7	Superior room with seating area, twin beds and shower ensuite
Room 8	Standard room with twin beds and shower ensuite
Room 9	Standard room with king sized bed and shower ensuite
Room 10	Economy room with twin / double beds and shower ensuite
Room 11	Economy room with twin / double beds and shower ensuite
Room 12	Economy room with twin / double beds and shower ensuite
Room 14	Economy room with twin / double beds and shower ensuite

INDEPENDENT BEDROOM

To the north of the main building there is an independent ensuite bedroom which can only be accessed directly from the car park. This is a standard room with twin beds and ensuite bath with shower over. This room is traded as Room 1.

Rooms have modern fixtures and fittings and are tastefully decorated. In-room facilities include flat-screen TV, hair drier, USB charging, coffee and tea making facilities.











OWNERS ACCOMODATION

The owner's accommodation is a great feature of this property and can be accessed through its own separate entrance via the garden to the rear of the property. Or, through a secure door from the breakfast room. This is a large comfortable area, measuring around 9.4m x 7.9. Around half of this is set as a lounge around the wood burning stove. The other half is set as a kitchen and dining space. This attractive area offers scale, space and comfort to residents. Adjacent to the living space is a king sized bedroom with a stunning tiled ensuite wet room. From the kitchen part of the living area there is a pantry. Between the living space and the guest breakfast room there is a lobby and toilet for public use.

On the ground floor, to the front of the building, there is a tasteful suite of rooms which are not currently let. These comprise a roomy lounge, shower room and king sized bedroom. The current owners use this suite for visiting family and friends.

SERVICE AREAS

The property benefits from being equipped with a full commercial kitchen. This is located behind reception and is adjacent to the breakfast area. It has a large pass which facilitates an efficient breakfast service. Historically the kitchen was used to provide food to the restaurant over and above the normal guest house breakfast offering. The set up means that should new owners desire, it should be straightforward to extend the food offering. Other service areas are located

adjacent to the kitchen, such as laundry, staff welfare, and more than adequate other stores.

GROUNDS

The Park Guest House sits on a spacious plot of around 0.6 acres. The outside space is a true benefit of this property – beautifully laid out with a tranquil relaxed feel. The rear of the plot is around 0.25 acres, allowing considerable space to further develop the business or build staff or owner's accommodation. The front of the property is set to parking with lovely mature shrubs along the wall behind the pavement. There is further parking to the rear of the property and a private garden behind a 6' timber fence providing a good level of privacy. The parking is finished with stone chips and the well maintained private gardens are laid mostly to grass, trees and shrubs. The rear and northern boundary are lined with mature trees, adding to the level of privacy. The owners have erected a hard skinned poly tunnel within which they grow fresh produce for the business. A small wood-store is situated to the side of the garden close to house which is used to store the gardening equipment. There are a number of delightful seating areas, one being the decked area just outside the owner's accommodation.

SERVICES

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









DEVELOPMENT POTENTIAL

The following list highlights some potential development opportunities which new owners may wish to consider. The list is not comprehensive, but indicates some potential areas for development.

- Develop an area of the grounds to the rear of the property to provide staff or owners accommodation with the statutory approvals.
- The current owner's accommodation could possibly be considered for self-catering.
- Re-introduce the restaurant service for dinner and/or lunch.
- The ground floor suite could be considered for short-term letting.

ACCOUNTS

The Park 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

The Park Guest House has an EPC rating of 'G'.

PRICE

Offers Over £950,000 are invited for the Freehold interest complete with goodwill, website and trade contents (according to inventory, excludes some personal effects). Stock will be transferred at valuation.

DIRECTIONS

See map insert. What3word reference is [///convicted.snowstorm.rewarded](https://www.what3words.com/convicted.snowstorm.rewarded)

WEBSITE AND PRESENCE

The Park Guest House has its own website at <https://www.theparkaviemore.co.uk>. The business also utilises several web-based marketing platforms including Booking.com with a score of 8.9 (65% scoring higher than 9) and Tripadvisor with a score of 4.5. They also have an Instagram page.

TITLE NUMBER AND PLANNING CLASS

The Park Guest House has a title number of INV3645. The property operated under planning class 7.

RATEABLE VALUE / COUNCIL TAX

The business rates for The Park Guest House is £26,600, split as £24,500 non-residential apportionment and £2,100 residential, Ref No. 07/04/164300/3.

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

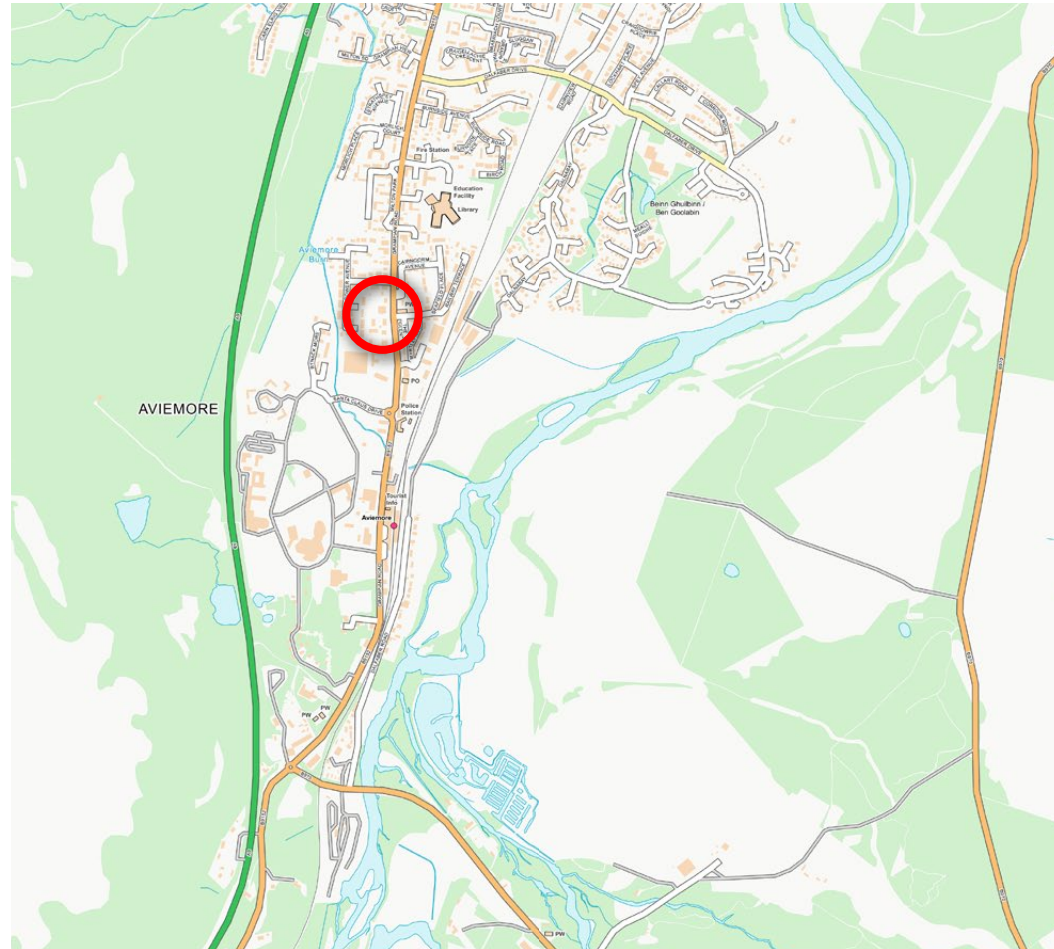
Tel: 01463 714757 (5 Lines)

E: info@asgcommercial.co.uk

Web: 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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