



Offers Over
£575,000
(Freehold)

Acorn Guest House,
Bruce Gardens, Inverness, IV3 5EN





Lovely Bed and Breakfast within 5 minute walk of Inverness city centre

Easy-to-operate business model producing good turnover and profitability from year-round trade

Outstanding "home and income" lifestyle opportunity within a truly immaculate property

6 outstanding en-suite letting rooms and a 2 bed bothy with light and spacious public rooms

Highly attractive owner's accommodation with off-road parking





DESCRIPTION

Acorn Guest House is a very attractive detached property enjoying an excellent trading location close to Inverness City centre. In addition, the business is set in an extremely quiet location just off the main Fort William to Inverness route (A82), a major thoroughfare through Inverness, affording excellent accessibility for guests. The business is a 5 minute walk from the city centre which offers excellent amenities, shops and restaurants. This property has been extensively upgraded and maintained by the vendors and must be viewed to fully appreciate its desirability. Operating as a bed and breakfast, Acorn Guest House offers a traditional Highland welcome, where the owners make every effort to ensure the comfort of their guests as supported by the impressive Trip Advisor scores and reviews. The six comfortable en-suite letting bedrooms combine with the attractive dining room, residents lounge and owners' accommodation to form a highly desirable "home and income" lifestyle opportunity. Immaculately presented, the business is in truly walk-in condition.

The present owners bought Acorn Guest House in 2018 and have enjoyed a rewarding stewardship of the business. It is a planned retirement from the hospitality sector that brings this property and excellent business opportunity onto the market.

BUSINESS OPERATION

The business currently trades under the VAT threshold through choice utilising portal websites and their own website to generate trade. The Guest House also has a high number of business guests who generate a high degree of repeat trade. There are 6 letting bedrooms which drive trade from the many holiday

makers and business people who visit Inverness and the surrounding areas. The location and stature of the building is such that it is easy to locate for those who have booked via the internet and for the casual passer-by seeking accommodation. The business is well-signposted and is supported by a modern website.

The present business operation employs staff as one of the partner's works full-time; however, new owners who wished to displace the existing staff could generate a higher profitability.

LOCATION

Acorn Guest House is ideally situated, only a short walk from Inverness City centre and so is highly convenient for guests wishing to take advantage of the nearby amenities, shops and restaurants. The city has extensive facilities for visitors boasting two golf courses, an excellent indoor swimming complex, cinema, bowling and many opportunities to enjoy evening entertainment at a range of venues which include Eden Court Theatre. Nearby Cawdor Castle offers a taste of Scotland's medieval past while Culloden Battlefield and Visitor Centre are most popular attractions with both UK and overseas visitors. Whether it is a Whisky Trail, a boat trip on Loch Ness or a visit to one of the many accessible Scottish castles (including Inverness Castle), the property is an ideal base to explore the many visitor destinations within easy reach of the City. The City of Inverness is a vibrant centre of tourism and commerce presenting many opportunities for expanding this established hospitality business.



THE PROPERTY

Acorn Guest House is an attractive detached villa, of stone construction under a slate roof. Accommodation is laid out on the ground and first floors and the subjects are fully double glazed. The property is presented in excellent condition throughout and has been well-maintained over the years. The building has many attractive features including intricate cornicing, attractive ceiling roses and deep skirting boards.

To the rear of the property there is the bothy, a single bed self-catering chalet. This is in excellent condition, having recently been renovated. To date this has not been leased out.

PUBLIC AREAS AND BEDROOMS

Entry to the property is via a wooden outer door leading to a vestibule and then onto an inner door which is partially glazed. The main reception hallway is spacious and presented in excellent order. On the right as you enter the property is the residents lounge which is attractively furnished. Situated to the left of the reception hallway is the commodious dining room which is set to 4 tables providing up to 14 covers. There is a guest washroom on the ground floor off the hallway. The hallway stairs lead to the 6 en-suite letting bedrooms which are all situated on the first floor. Guest rooms are configured as follows:

- Room "Private" not currently traded – Double en-suite with bath and shower over bath
- Room Pheasant not currently traded – Double en-suite with bath and shower over bath
- Room Squirrel – Double / twin bed, en-suite with bath and shower over bath
- Room Thistle (6) – Double bed en-suite with bath and shower over bath
- Room The Stag (7) – Four Poster bed, en-suite with shower room
- Room Highland Coo (8) - Double bed, 1 single bed, or triple bed, en-suite with shower room





The bedrooms can be booked online through the owners' website, using "Private House Stays" booking platform. The guest bedrooms are set up in such a way that they afford flexible letting options thereby enhancing potential utilisation. The guest house can accommodate a maximum of 14 guests. All rooms have excellent en-suite facilities and are most comfortable, attractively furnished with double-glazing, central heating, flat screen television, and hospitality trays. The in-room facilities demonstrate the vendors' attention to detail and desire to provide a comfortable stay for their guests. The property has Wi-Fi throughout.

PRIVATE ACCOMMODATION / SERVICE AREAS

The owners' accommodation set within the property is a most attractive feature of the sale. The spacious lounge has an area set aside as an office and a dining area. This room leads to a most attractive conservatory which gives access to the private side garden area. The owners have a large double bedroom for their personal use with accessible en-suite facilities. The bedroom has ample storage with fitted wardrobes. With access directly into the owners' lounge and dining room the business benefits from a good-sized well-appointed bright commercial kitchen. The business has ample storage and a laundry / utility area.



GROUNDS

Access to the property is via a shared tarmac drive. The subjects have excellent privacy with trees providing coverage on three sides. A spacious car park to the rear can accommodate up to 6 vehicles. The frontage of the property has a small, easy to maintain garden with a seating area. The grounds to the front have an attractive stone wall. To the rear of the property is the bothy. This is an excellently presented self-catering chalet, with double bedroom plus small single, which was recently renovated.

SERVICES

The subjects benefit from mains electricity, gas, water and drainage. With gas fired central heating and double glazing throughout, Acorn Guest House is a comfortable property. The business is fully compliant with fire requirements with a zoned fire alarm system.



DEVELOPMENT OPPORTUNITIES

Though the current owners don't fully operate the facility, so there are a number of areas where the trading model could possibly be adapted:

- Develop the bothy self-catering trade.
- Live in the bothy and lease out the owners' accommodation, which allows disabled access and toilet facilities.
- Trade all 6 letting bedrooms, current owners have decided to only trade 4 bedrooms to suit their lifestyle choice.

TRADE ACCOUNTS

A breakdown of income figures will be made available to interested parties subsequent to viewing.

PRICE

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

RATES

The Guest House has a rateable value from April 2023 of £10,850 with a residential apportionment of £3,500, reference number 06/05/066003/0, and [benefits from 100% rates relief on the non-residential apportionment element under the Small Business Bonus Scheme with a payment liability of nil for eligible owners].

TITLE NUMBER

The title number for property is INV45201.

EPC RATING

The property has an energy performance rating of 'C'.

PLANS

Indicative layout plans are available upon request from ASG Commercial Ltd.

WEBSITE AND ONLINE VISIBILITY

The sale includes the business web site www.acornguesthouseinverness.co.uk and Facebook page. The business is also advertised widely on the internet via various portal web sites.



FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

DIRECTIONS

See location map. What3words reference is ///gone.lion.best

VIEWING

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

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

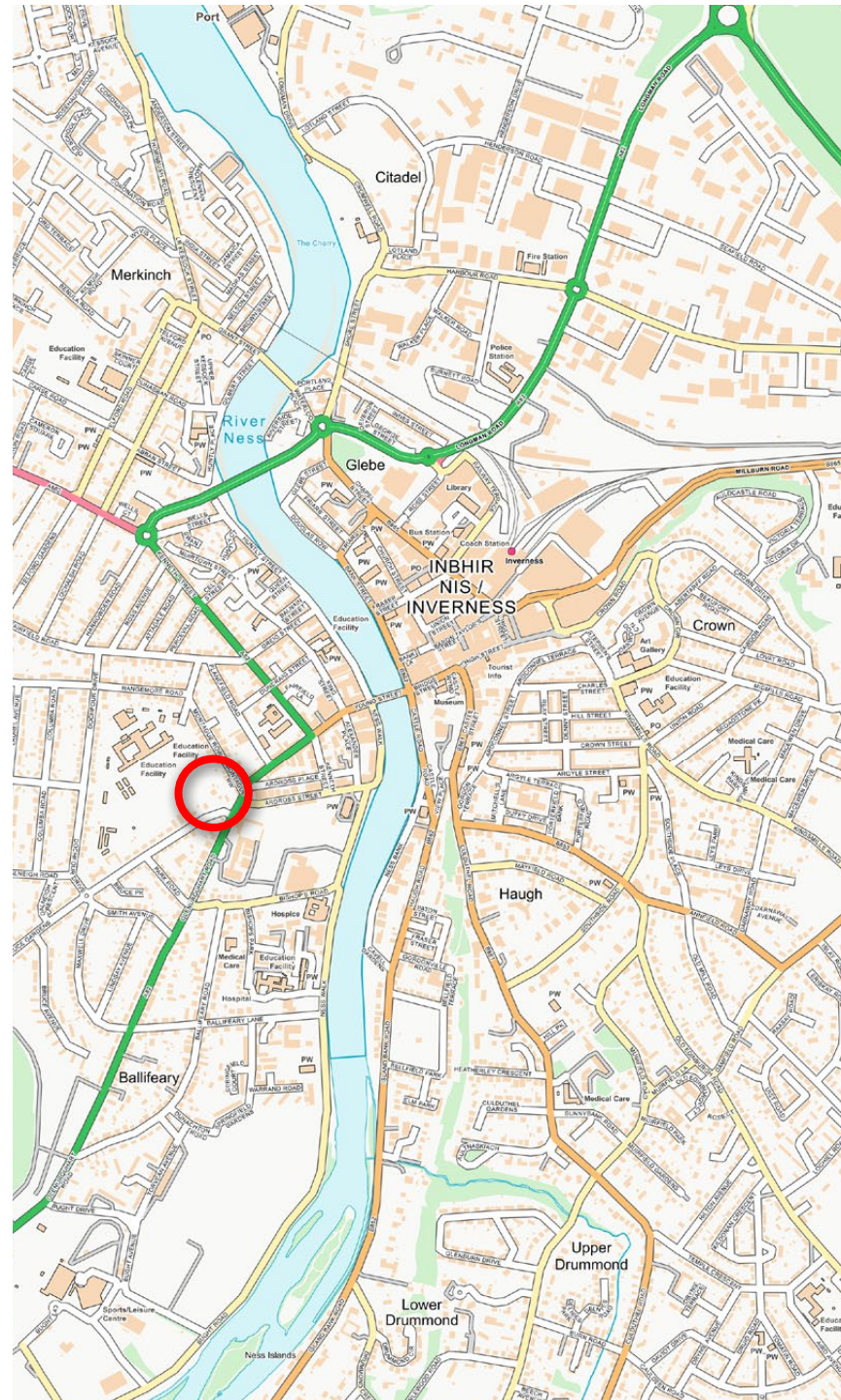
Tel: 01463 714757

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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