



Offers Over
£740,000
(Freehold)

Willowbank Guest House,
High Street, Grantown-On-Spey, PH26 3EN





Beautiful short-term let licenced guest house and separate self-catering unit

Excellent roadside trading location within easy walking distance of popular town centre

Attractive 8-bedroom trading property with benefit of modern 1-bedroom owners' accommodation

Ideally located in the Cairngorm National Park

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



DESCRIPTION

Willowbank Guest House is an imposing stone villa enjoying a prominent location on Grantown on Spey's high street. This desirable property is located within the Cairngorm National Park, making it ideally positioned to capitalise on this lucrative tourist location. The potential commercial benefits of trading in such a location adds to the attractiveness of this business proposition. The subjects comprise of a stunning short term licensed 8-bedroom guest house with delightful 1 bedroom owner's accommodation. In addition, the premises benefits from a separate 1 bedroom self-catering unit to the rear of the property. The business is currently trading on a restricted basis to suit the owner's lifestyle wishes and their desire to trade below the VAT threshold.

The original property was built in 1858 with a further building being added 10 years later which largely mirrored that original building. Over the years various further adjustments have been made; the combining of the separate buildings into one, the introduction of a lovely conservatory to the front and the huge benefit of adding ensuites internally. These have all been undertaken sensitively resulting in the attractive property seen today.

To the rear of the property is a standalone stone building referred to as The Bothy which is configured as a spacious 1 bedroom self-catering unit.





REASON FOR SALE

The vendors have successfully operated Willowbank Guest House for many years. It is their intention to retire that brings this exciting opportunity 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 currently generates its income through the 8 well-presented letting bedrooms with private facilities. There are 2 further bedrooms which are being used for storage and laundry purposes. It maybe possible for the new owner to utilised these rooms.

The current owners actively restrict the letting of the bedrooms to provide a lifestyle business and they actively endeavour to maintain a trading level just below the VAT threshold. Trade is limited to the main tourist season and not all rooms are available throughout this period. All laundry is rented and cleaned externally. The guest house currently operates with daily changes except over the weekend when a minimum of 2 night stays is required. The bothy is currently let out on a weekly basis although new owners may want to consider 3 and 4 day minimum stays for the bothy instead. Going forward room in the guest house will be let on a 2 day minimum stay. The business benefits from its own website and guests can also find the business through a number of on-line booking agencies.

The business does not employ any staff, they do use agency cleaners for up to 4 hours per day.

LOCATION

Grantown-on-Spey has a variety of facilities for residents and visitors and sits at the convergence of three major tourism "trails" dedicated to golf, castles and distilleries. It also benefits from nearby activity play areas such as Landmark and Craggan Outdoors Centre with the Highland Wildlife Park also being nearby. With its own excellent 18-hole golf course, Grantown-on-Spey is also near to the famous Boat of Garten Golf Course. The area is renowned for its salmon fishing along the River Spey and the town has a long tradition associated with the sport. In addition, the Cairngorm Mountains offer a range of mountain sports from trekking in the summer to skiing in the height of winter. The fact that the area (Badenoch and Strathspey population is c13,500) caters to an affluent population and enjoys a strong tourism industry means that the new owners would have access to both a local, and seasonal, customer base for their business. The town centre has a host of shops and facilities and there is primary and secondary education within the town.







WILLOWBANK GUEST HOUSE

Of traditional stone construction with a slate roof, Willowbank Guest House is an attractive and substantial property. There is an attractive modern white conservatory across the front of the building, adding positively to the smart, clean and inviting property image. The well-maintained accommodation is on three floors and is in very good decorative order throughout. High quality fixtures and fittings are included as part of the sale. The windows are all double glazed on the lower two floors while the top floor windows are single glazed, all with a white finish. The detailed routine maintenance undertaken by the vendor means this property is truly in walk-in condition.

PUBLIC AREAS

The guests enter the building at the ground floor level through the lovely bright porch, which is part of the conservatory, which leads into the stairwell, with the reception area of the left. From the reception area the guest can access their bedroom via either of the internal stairs and the shared lounge facilities. The owners also have a secured access to their area in the rear of the building. The conservatory is constructed from timber double glazed units, leaving the original external stone wall exposed within the extension. It has a polycarbonate roof

which has been internally lined with insulation and finished using plasterboard creating a calm and relaxing atmosphere within which guests have their breakfast. The room has good quality fixtures which are in keeping with ambience of the room. The lounge area located to the side of the reception and offer an area where guests can read and play board games. The use of this area could be adjusted to suit the new owners trading intent.

The bedrooms are configured as follows:

Bedrooms

Room 1	Comfort Double / Twin room with Shower en-suite
Room 2	Twin Room with Shower ensuite
Room 3	Double Room with Shower en-suite
Room 4	Twin Room with Private External Shower room
Room 5	Spare Twin Room, currently used for storage
Room 6	Comfort Double / Twin room with Shower en-suite
Room 7	Double Room with Shower en-suite
Room 8	Double Room with Shower en-suite
Room 9	Twin Room with Private External Shower room
Room 10	Twin Room, currently used as a utility area

The bedrooms all have modern fixtures and fittings and are tastefully decorated. In-room facilities include flat-screen TV, towels and toiletries.

OWNERS ACCOMMODATION

The owner's accommodation is a great feature of this property, being located to the rear of the property. The owners have a private and completely separate access from the rear parking area. they also have access on the ground floor from the guest reception area. The accommodation comprises a bright and well-proportioned lounge, a spacious and well equipped kitchen / diner, rear entrance lobby with a WC and utility area, well-proportioned double bedroom with lots of storage and ensuite bathroom on the 1st floor. This property has truly delightful living space and would make a fabulous home.







THE BOTHY

The bothy accommodation is situated separately to rear of the main property. One enters directly into an open plan lounge / kitchen / diner. This area is bright and spacious with an electric stove at one end and a beautifully finished kitchen / diner at the other end. The well-appointed shower room is next to the lounge with the double bedroom on the other side of the shower room. This property has a lovely living space and is a marvellous holiday home. Alternatively, this building could be used as owners' accommodation.

GROUNDINGS

Willowbank Guest House has two pedestrian accesses directly from the main road passing into the front of the property via the conservatory breakfast area. To the side of the property is the shared vehicle access to the rear car parking areas. The owners have private vehicle parking just outside their private entrance. The bothy is located between this area and the main guest car park, which provides parking for 8 cars. Additional parking is available on the high street immediately outside Willowbank.

There are a number of outbuildings, including a large timber workshop with covered car port on one end. There is also a small garden shed to the side of the car port. The majority of rear area is laid to gravel with some shrub planting along the boundary of the plot. There is a private area for seating next to the main building.

SERVICES

The property benefits from mains electricity, water and drainage. The guest house has a oil-fired central heating and LPG is used for cooking. The bothy uses electricity for both heating and cooking. Willowbank Guest House is compliant with the fire regulations. Wi-Fi is available throughout the property and is connected to the Openreach comms network within the street.

ACCOUNTS

Willowbank Guest House has been trading on a restricted basis since COVID. Historically the business generated a strong positive adjusted net profit. Accounting information, including pre-COVID accounts, 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

Willowbank Guest House has an EPC rating of 'B' and the Bothy has an EPC rating of 'G'.

PRICE

Offers Over £740,000 are invited for the Freehold interests complete with trade content (according to inventory, excludes some personal items). Stock will be transferred at cost valuation.

DIRECTIONS

See map insert. What3word reference is ///collected.upholds.hence

WEBSITE

The Willowbank Guest House has its own web site, <https://www.willowbankguesthouse.com/> and utilised several web-based marketing platforms including TripAdvisor with a rating of 4.5 and Booking.com with a rating of 8.9.

TITLE NUMBER

Willowbank Guest House has a title number of MOR13332.

RATEABLE VALUE / COUNCIL TAX

The business rates for Willowbank Guest House is £17,150, split as £14,000 non-residential apportionment and £3,150 residential, ref No. 07/01/390651/0. The business rates for the Bothy is £1,100, ref No. 07/01/390650/3.

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.





VIEWING

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

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

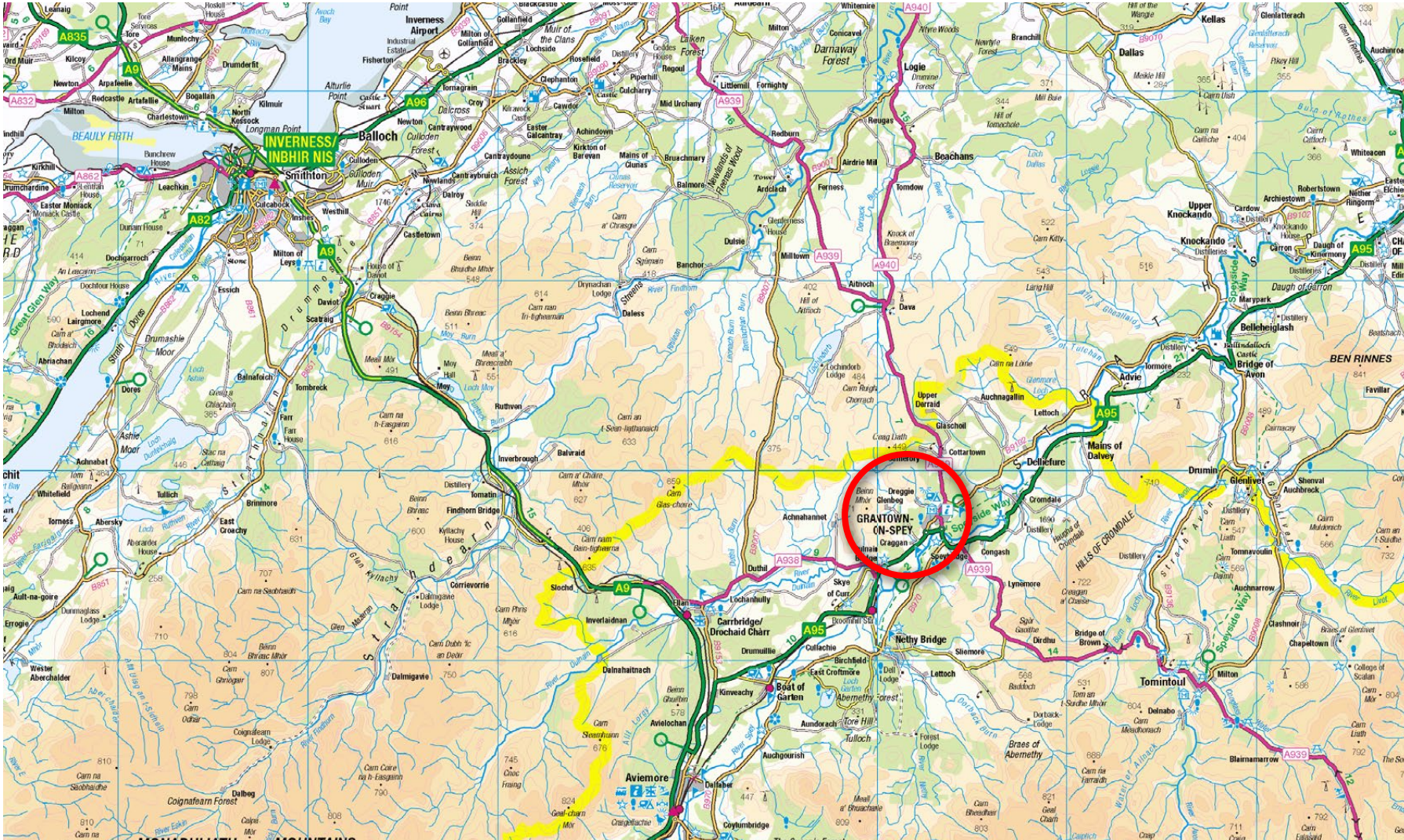
Tel: 01463 714757 (5 Lines)

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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