



Offers Over
£195,000
(Freehold)

The Bridge Hotel - Development Opportunity,
Bonar Bridge Sutherland, IV24 3EB





Opportunity to purchase and develop substantial Highland hotel set in the popular village of Bonar Bridge near North Coast 500 route

Limited trading of the bar with the opportunity to complete development

Partial refurbishment has already been undertaken which includes roof works, electrical wiring, commercial kitchen, toilets and new flooring at ground level

Accommodation includes 13 en-suite letting bedrooms, 2 self-contained units, public and lounge bar, function room and various outbuildings

Premises licence in place, enabling trading in an area with a high demand for accommodation



DESCRIPTION

The Bridge Hotel is a striking property centrally situated in the Highland coastal village of Bonar Bridge, an area where there is a high demand for short term accommodation. The property, which is over two hundred years old, has a longstanding presence in the Main Street of Bonar Bridge which is located 10 miles from the North Coast 500 route, and an hour from Inverness.

This property is both substantial and impressive, with its front aspects overlooking the bridge over the Kyle of Sutherland. Internally there is a cosy residents bar which leads through to a larger bar area. To the end of the property is the restaurant/function room with covers for over 50, plus an attractive games area. A further small function room is attached to the side which would accommodate further covers should this be desired, as well as providing WC facilities. An attractive, wood panelled function room is located on the first floor which would lend itself to a multitude of uses including small weddings, private parties etc.

Originally a 17-bed hotel, 4 rooms are used as for owner accommodation on the first floor. These rooms are readily revertible back to hotel accommodation should that be required. There is a further self-contained flat on the upper floor used for manager accommodation. The current 13 en-suite letting bedrooms are located on the first and second floors. The 4 rooms on the first floor for owners accommodation, and the manager accommodation on the upper floor are both self-contained units.

TRADE

Previously, the hotel's turnover was mainly generated from wet and food sales, with further income from the letting bedrooms. The business was open year-round with a solid local trade as well as significant income from the tourists who visited the area in the main season (April to October). The premises licence is still in place.

The area attracts a wide range of trade, from those visiting nearby Dornoch, Dunrobin Castle, and with easy access to the North Coast 500. The area is attractive to golfers, fishermen, walkers, mountain bikers, ornithologists and many more.

REASON FOR SALE

The hotel was leased out for a significant number of years and the owner now wishes to sell the freehold interest. No trading accounts are available to support this sale. The tenant plans to continue to work on the refurbishment and will vacate the premises when sold.







LOCATION

The Bridge Hotel is situated close to Lairg and on the A949 within the village of Bonar Bridge with a population of circa 720. Bonar Bridge has services and facilities such as primary schooling, post office, bank, shops, bistro and cafe, doctor's surgery, library and golf course. Primary schooling is available in Bonar Bridge and secondary schooling in Dornoch some 13 miles away or Tain, some 16 miles away. The renowned North Coast 500 route has certainly invigorated tourism in this part of the Highlands, with Bonar Bridge set around 15 minutes off the main route.

As for tourist attractions, there are many places of interest to visit in the local area including Falls of Shin visitor centre and waterfalls, where you can watch salmon leap up the falls and take lovely woodland walks. Bonar Bridge is a destination for those who love walking in woodlands and hillwalking, cycling or simply exploring the beautiful Highlands of Scotland. Dunrobin Castle (Golspie), Balblair Distillery (Edderton) and the Glenmorangie Distillery (Tain) are also within a short drive. The region has a large number of golden sandy beaches plus Bonar Bridge has a 9-hole golf course voted one of the most picturesque 9-hole courses in Scotland. The Dornoch Firth becomes the Kyle of Sutherland at Bonar Bridge, and they combine to offer some alluringly attractive scenery. The village of Ardgay is 1 mile away and has a railway station on the Inverness to Thurso line. Tain is 16 miles and Inverness (Capital of the Highlands) is 39 miles to the south; both have a good range of services.



THE PROPERTY

Of traditional stone construction under slate roofing, the property dates from around the 1800s. This sale has been priced to reflect the developmental aspects and condition of the property. The hotel is set over three floors and offers further development potential subject to consents. The main hotel entrance leads directly into a reception hallway. To the right is a large room under renovation which leads through to the corridor from which all areas can be accessed. To the rear of the reception area is a staircase which leads to the first-floor rooms and wood panelled function room with a large picture window to the front.

All the letting accommodation is located on the first and second floor. As it stands the hotel has 13 en-suite letting bedrooms although there is the opportunity to convert the first floor unit back to letting bedrooms thus providing 17 en-suite letting bedrooms in total.

The hotel's bar and dining areas are in a condition which would allow for fairly immediate trading should new owners wish to trade this function whilst continuing the renovation elsewhere.





SERVICE AREAS

The hotel benefits from a new commercial kitchen which is well-appointed with adjacent large washing-up room, service area and dry goods store. Entry to the kitchen is from the main corridor. The kitchen offers access to the rear of the building. There is a large beer cellar and modern cleaning buoys and cooling system. The hotel is being sold non-trading, as a development project, without warranties or certification but with a premises licence in place.

GROUNDINGS

To the rear of the property is a sizeable garden and parking area. There are various useful outbuildings.

DEVELOPMENT POTENTIAL

The building offers a range of flexible development options. Ideally the hotel could be resurrected to a fully functioning trading entity, and the work for this is well under way. However, the unit could be developed into a purely bed and breakfast establishment or could be reconfigured into flats for residential or holiday accommodation. Any changes of use would require necessary consents from the local planning officer.









Bridge Hotel
Restaurant / Bar

Bridge Hotel
Restaurant / Bar

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SPECIALS 1.9
PIE + CHIPS £7.95
SAUSAGE ROLL +
CHIPS £6.25



SERVICES

The property benefits from mains electricity, water and drainage and has oil-fired central heating.

EPC RATING

The Energy Rating for part of the property is currently G.

PRICE

Offers Over £195,000 for the heritable property only, the reduced price reflects the further refurbishment work which will be required.

DIRECTIONS

The Hotel is easily located on the right-hand side of the main street once crossing the bridge, heading in a Northerly direction (See Map Insert). What3words reference is //october.regress.cricket

WEBSITE

There are no websites included with this sale.

RATEABLE VALUE / COUNCIL TAX

The business rates for the property are £13,000 (as at April 2023) however the hotel benefits from relief under the Scottish Government Small Business Bonus Scheme, for eligible applicants. Residential council tax band 'A'.

PREMISES LICENCE

The business has a licence under the Licencing Scotland Act 2005 and a copy of the operating plan is available to interested parties, which details operating practices.

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 team 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

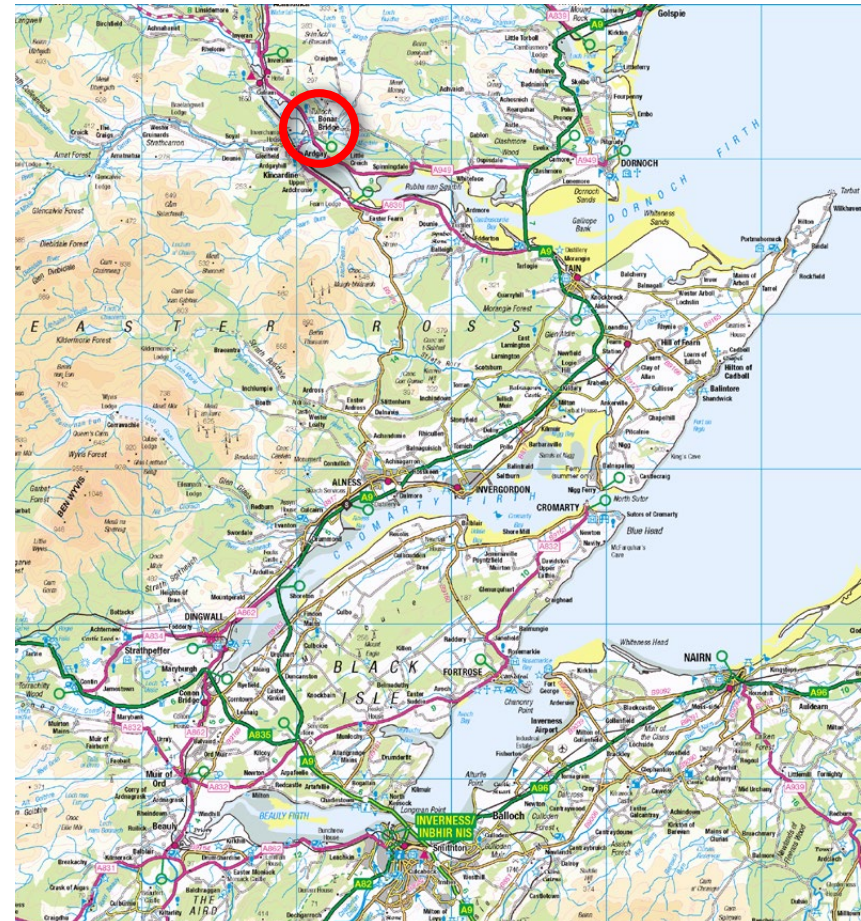
Tel: 01463 714757 (5 Lines)

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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