



Offers Around  
**£549,000**  
(Freehold)

**Dunroamin Bed and Breakfast**  
Craig Na Gower Avenue, Aviemore, PH22 1RW







Charming bed and breakfast set in the ever-popular town of Aviemore in the heart of the Cairngorm National Park

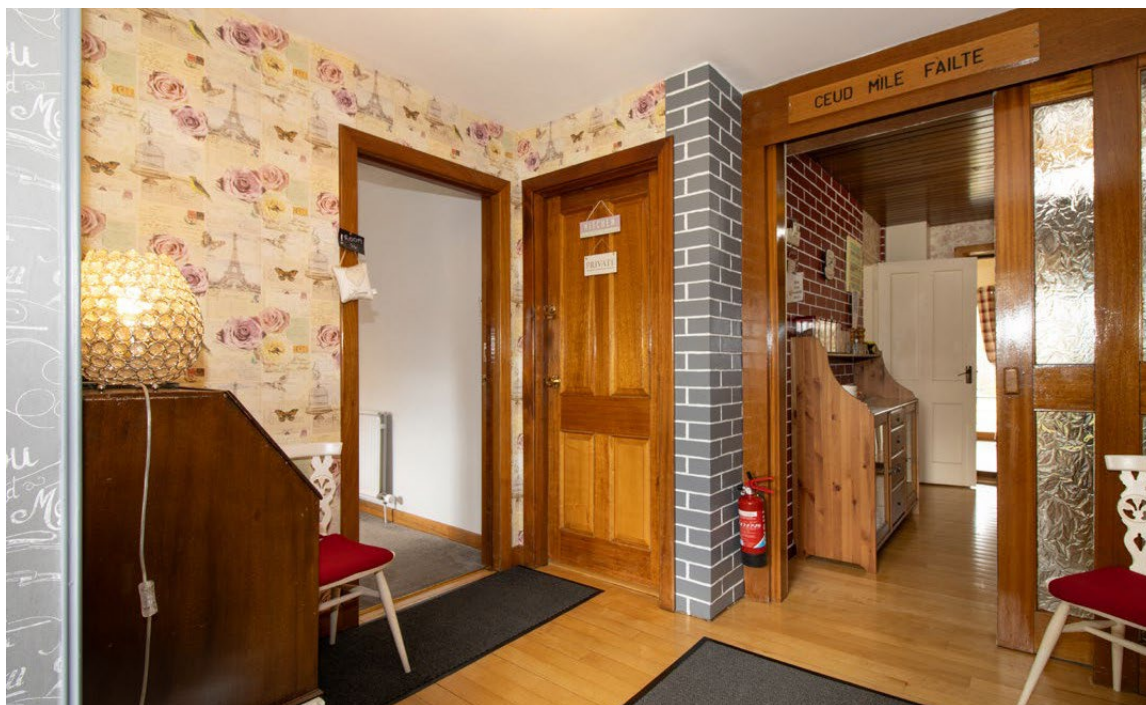
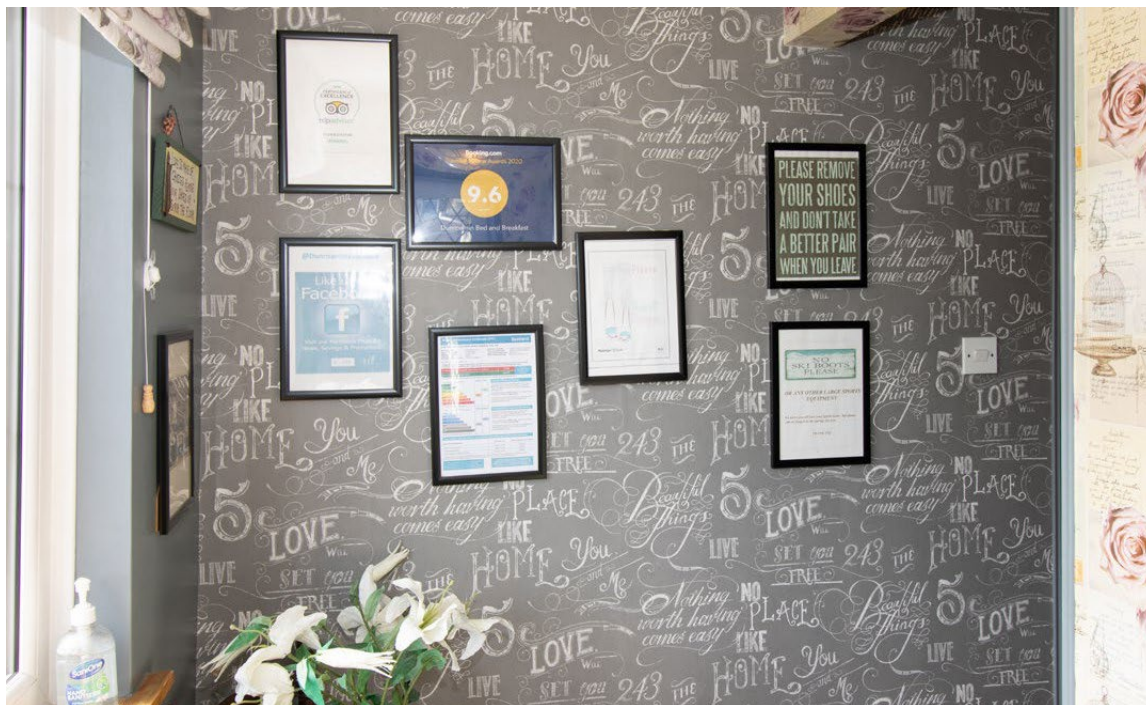
Ideal trading location within walking distance of the town centre

Excellent year-round trade due to variety of activities on the doorstep

An attractive 7-bedroom property with 4 trading en suite bedrooms

Sizeable owners accommodation comprising three attractive bedrooms, 1 en-suite, a shower room, private lounge and well-maintained garden grounds





## DESCRIPTION

Dunroamin Bed and Breakfast is a lovely detached property located just off the main street in Aviemore. It is a sizeable modern property dating from 1975 which was extended to the rear around 2005. The substantial building is presented in pristine condition with attractive fixtures and fittings creating a professional business operation. This truly attractive accommodation-led business is superbly located making it an ideal trading proposition.

A huge benefit of this sale is the spacious owners accommodation, which would comfortably house an average sized family. The owners have a suite of 3 bedrooms and a comfortable lounge. A single garage with a large storage area to the rear is accessed both from the main front parking area and garden to the rear. The garden is well maintained, offering outside amenity space.

The trading aspects of the property are presented in excellent condition but offer new owners the opportunity to stamp their own personality on the business and develop the operation to the next level, should that be desired. These extensive facilities offer flexible accommodation, making Dunroamin an excellent home and lifestyle business proposition. The property is being sold as a 'turnkey' operation.

## TRADE

The bed and breakfast operated with 4-Stars under the now discontinued VisitScotland Award scheme. This successful business opportunity benefits from year-round trade and a solid level of repeat visitors which makes it highly sustainable. Over the past few years turnover figures, and therefore profitability, have been maintained at a consistent level, trading just below the VAT threshold from choice. The business currently does not employ any staff.

The business utilises a wide range of on-line marketing options which helps maintain occupancy levels, these include booking.com, Expedia, TripAdvisor. In addition, it has an effective website with an automated accommodation booking platform. The business has a great online reputation as evidenced by reviews such as 4.5 /5 on TripAdvisor and 9.4/10 on Booking.com.



## 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. Dunroamin is conveniently situated within the heart of the town providing ease of access to the excellent range of nearby shops and quality restaurants etc. There are highly regarded primary and secondary schools within the community. A new substantial community hospital has recently been opened within Aviemore.

Centrally located within the Cairngorms National Park, Aviemore is well served with many 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 making 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 the area highly popular with those seeking a variety of holiday options in the Scottish Highlands. The town is also a highly popular residential town plus a very attractive tourist destination with some of the most wide-ranging facilities within the Highlands. Aviemore benefits from year-round trade due to the amenities and facilities supporting both the winter and summer recreational activities and past times.

## REASON FOR SALE

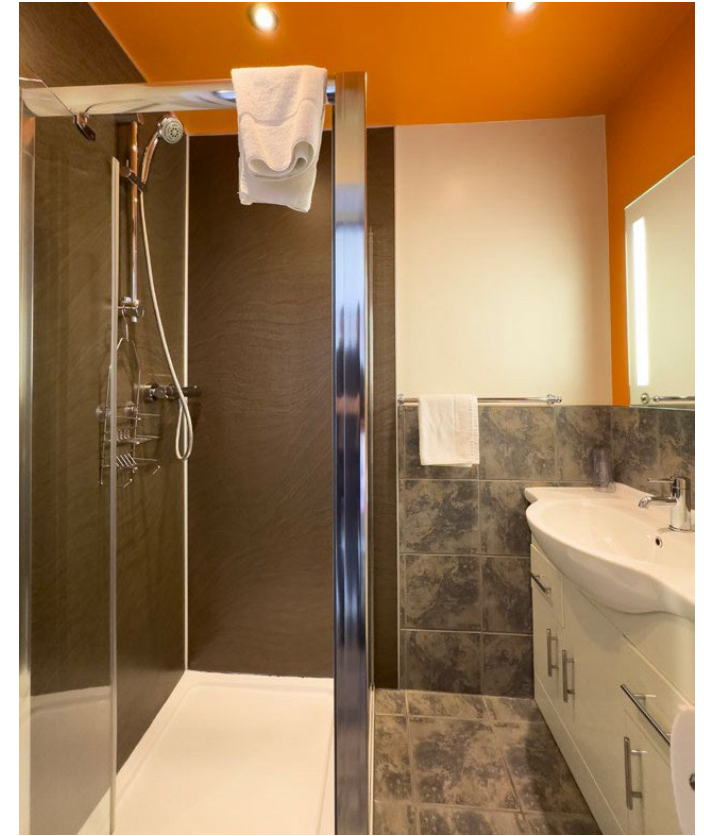
The present owners purchased Dunroamin Bed and Breakfast in 1993 and have had a long and enjoyable tenure at its helm. However, it is their desire to retire that brings this charming business opportunity and family home onto the market.











## THE PROPERTY

Dunroamin is an attractive modern detached property of contemporary construction, built in the mid-1970s. Accommodation is arranged over 2 levels under a pitched tile roof. Vehicular access is off Craig na Gower Avenue onto an asphalt parking area to the front of the main subjects. Access to the property is via steps.

## PUBLIC AREAS

The main guest access to the property is situated to the front of the building into a spacious hall, displaying various awards and accolades achieved by the business over the years. The hall grants access to one ground floor guest bedroom, stairs to further rooms and to the guest dining area. This room is a bright and airy space, set to tables and chairs, with double aspect windows providing a bright and pleasant breakfasting area and views over the attractive grounds. There is a covered deck to the rear of the property, which allows access to the garden.

## LETTING BEDROOMS

Dunroamin Bed and Breakfast has 4 beautifully presented letting bedrooms, all en-suite with modern facilities. Room 4 is located on the ground floor making this ideal for less able guests. The rooms offer generous proportions with comfortable, attractive furnishings and benefit from tea / coffee making facilities. 3 of the bedrooms are located on the first floor. Letting accommodation is configured as follows:

### Ground Floor

Bedroom 4 – Twin with en-suite shower room

### First Floor

Bedroom 5 – Triple with en-suite shower room

Bedroom 6 – Double with en-suite shower room

Bedroom 7 – Family Room (double and 2 singles) with en-suite shower room







## OWNERS ACCOMMODATION

The present owners use bedroom 1, which is en-suite, comprising bath with shower over for themselves, within a self-contained area of the house. Two further double rooms to the rear of the property, one being currently used as a reading room, are also kept for their own use with associated toilet, shower room, and laundry. The owners lounge is comfortably sized. The kitchen is most attractive with plenty space for a table and chairs.

## GROUND

The business has a substantial footprint and benefits from a southerly facing aspect. The property has external lighting. There are spacious grounds mainly laid to asphalt and lawn with localised seating areas for guests and a BBQ. There is also a covered area of decking to the rear. There is a UPVC shed, a wood store and external water point within the grounds. A parking area is located to the front of the building.

## SERVICES

The business benefits from mains electricity, water, and drainage. Central heating and hot water are provided via an oil central heating system with a hot water tank. The building is double glazed with modern PVC windows. The property benefits from Wi- Fi throughout.

## ACCOUNTS

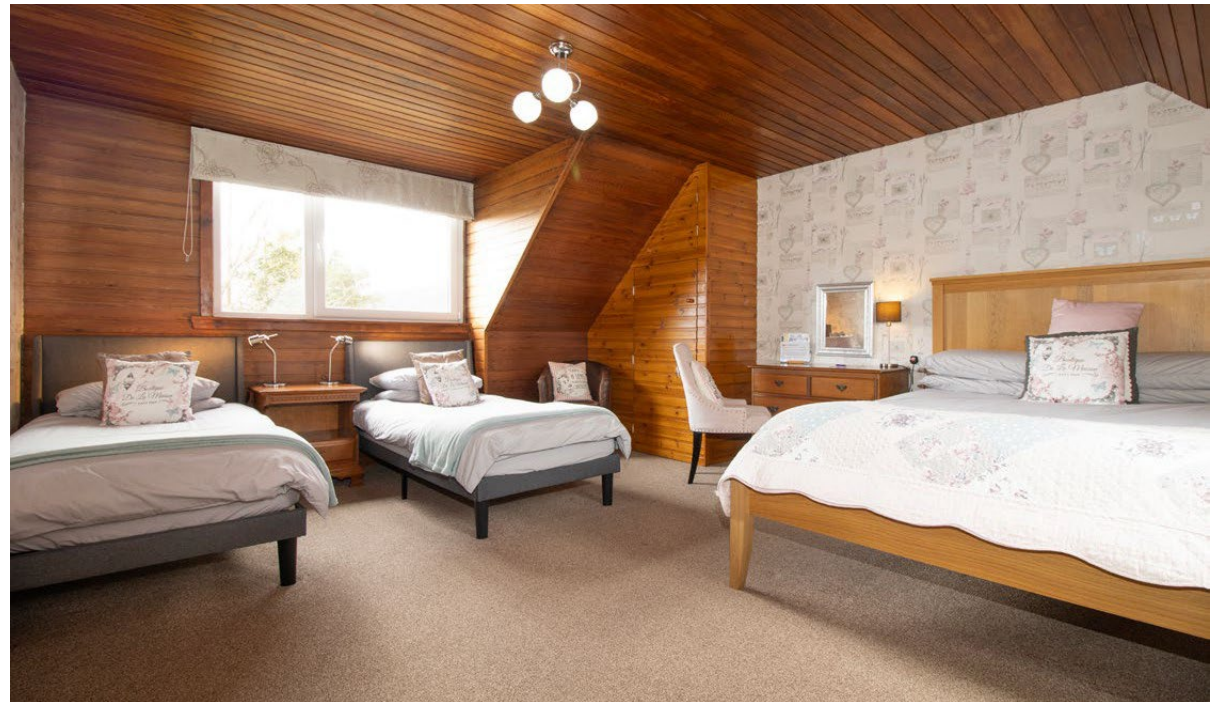
The business trades profitably under the VAT threshold with a good level of profit. Accounting information will be made available to seriously interested parties subsequent to viewing.

## PRICE

Offers around £549,000 are invited for the Freehold interest complete with goodwill and trade contents (according to inventory). Stock will be transferred at cost valuation.

## DIRECTIONS

See location map. The what3words reference is [///park.host.easily](#)

























## WEBSITE

Dunroamin Bed and Breakfast has its own website at <https://www.dunroaminaviemore.com/>. The business also utilises a wide range of web-marketing platforms. The owners also have a presence on Facebook ([en-gb.facebook.com/dunroaminaviemore/](https://en-gb.facebook.com/dunroaminaviemore/)).

## BUSINESS RATES / COUNCIL TAX

The trading elements attract a non-residential rates of £7,350 (as at April 2023) which should allow the owners to benefit from 100% discount under the Small Business Rates Relief scheme resulting in a liability of £nil where eligible. The residential apportionment is £6,150 as at April 2023. Dunroamin has a Council Tax banding of 'B'.

## PLANS AND ROOM SIZES

An indicative plan is available upon request from the selling agents ASG Commercial Ltd.

## SHORT TERM LETTING LICENCE

The short term letting licence number is HI-70498-F.

## EPC RATING

The EPC rating for this property is 'E54'.

## 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 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

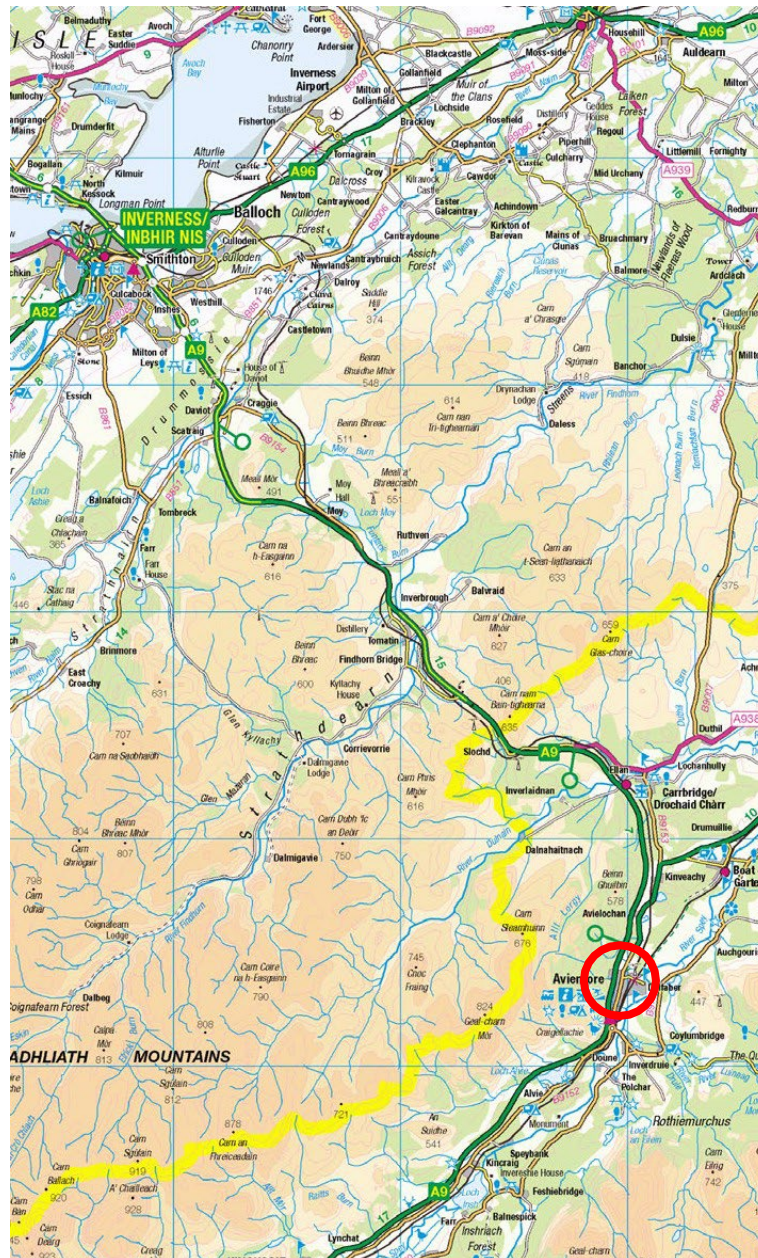
Tel: 01463 714757 (5 Lines)

E: [info@asgcommercial.co.uk](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, if one is set.



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