



Offers Over
£670,000
(Freehold)

Duchally House
3 Wellington Road, Nairn, IV12 4RE





Grand building offering a lifestyle opportunity within the coastal town of Nairn, the Moray Firth's premier "holiday destination"

Extends to 10 attractive suites and owner / manager accommodation with spacious parking and private outdoor space

Set in easily maintained grounds with great property footprint

Easy-to-operate and flexible business model offering a genuine "home and income" opportunity

Fantastic location with great opportunities to develop a profitable business

DESCRIPTION

Duchally House is a spacious traditional detached property which has been owned for many years by the current owner. A recently sympathetic renovation has been undertaken to accommodate a change in trading model, retaining the original features of the house. The recent renovations have been signed off by building control and allow the use of 10 bedrooms for commercial letting. The business started to trade in the summer of 23 and is developing nicely. The property is beautifully proportioned with a great feeling of scale and grandeur. Duchally House is set within one of the most attractive and thriving towns in the UK and offers the potential of 10 suite apartments. This delightful property is well equipped with fresh and inviting décor throughout.

Duchally House enjoys a fantastic central location being 450 yards from Nairn Museum, 800 yards from Nairn Central Beach and 4.3 miles from Cawdor Castle. The property provides private external areas with the benefit of free private parking within the grounds for 10 cars.

TRADE

The property is being sold with a blossoming business and all associated trade equipment. The trade is developing well with bookings growing, the use of booking.com brought in circa £41,000 the 3 months, July 23 to Oct 23, from a standing start, over and above the direct sales of circa £32,000, resulting a great level of profitability.

LOCATION

Nairn centre is only a few minutes' walk from Duchally House. As a result, the property is very conveniently situated with only a short walk to nearby shops, restaurants etc. 3 Wellington Road also sits close to two good quality bistro / bars. Located within a few minutes walking distance is this popular seaside resort's acclaimed "blue flag" beach which stretches for miles in either direction, making Nairn a well-known holiday destination.

Nairn has extensive facilities boasting two championship golf courses and the popular Castle Stuart Golf Course is but a short drive. There is an excellent indoor swimming complex, plus many other social and entertainment facilities. Nearby Cawdor Castle offers a taste of Scotland's medieval past while Culloden Battlefield and Visitor Centre is an ongoing testament to Bonnie Prince Charlie's final futile attempt to gain the throne in 1746. Whether it is a whisky trail, a boat trip on Loch Ness or a visit to one of the many accessible Scottish castles, the property is ideally situated to allow guests to undertake their tour of the Highlands, being within easy reach of an extremely wide range of visitor attractions. The area proves highly popular with anglers, ornithologists and naturalists as the Moray Firth is renowned for its aquatic life, especially its dolphin population which can be observed from commercial boat trips. Nairn also attracts a significant number of visitors to its Highland Games and Farmers Show in the summer months.

The town of Nairn is also a popular residential location with excellent schooling and welfare facilities. It has a wide range of social and sporting amenities plus excellent communication links to Aberdeen and Inverness by road and rail. Inverness Airport is about 6 miles from Nairn and the Highlands capital, Inverness is only a 16-mile drive.



REASON FOR SALE

The present owners bought in 2006 providing an enjoyable lifestyle to date. It is due to changing family circumstances this excellent opportunity is being presented to the market.

THE PROPERTY

This charming property dates from the late 1800's and is of traditional stone construction over 3 floors under a slate roof. The building is directly accessed from the gravel car park, via the main door to the house.

Once within the building you pass through a draught lobby into an open airy reception hall with stairs to the first floor. To the left is suite 2 and to the rear of the reception hall on the left is suite 1, to the right is a corridor leading to suite 3 and the owners accommodation. Suite 3 could form part of the owner's accommodation if more space was desired. The owner's accommodation comprises a kitchen, utility space, laundry and en-suite double bedroom.

On the first floor suite 5 is located round to left front of the hall, with a utility room containing a hot water cylinder between that and suite 6 to the rear of the hall on the left, to the front right of the hall is suite 7 and immediately behind that is a corridor providing access to suites 8, 9 and 10. Across from suite 10 there is a stair leading to the attic level. This level has a building warrant to be used as storage. At this level there are 3 large rooms and a bathroom.

Each suite has been beautifully refurbished and tastefully decorated. Within each suite there is bed, kitchen with a 2 ring hob, sink, microwave, fridge, Smart TV, vanity units and chairs.

Suite 1 – Super-king zip and link bed accessible suite with accessible en-suite shower room, soft lounge chair and fold down sofa and dining table and chairs.

Suite 2 - Super-king zip and link bed with en-suite shower room and dining table and chairs.

Suite 3 - Super-king zip and link bed with en-suite shower room and fold down sofa.

Suite 5 – Double bed with en-suite shower room and soft lounge chairs.

Suite 6 - King bed with en-suite shower room and fold down sofa.

Suite 7 - King bed with en-suite shower room and soft lounge chair.

Suite 8 - King bed with en-suite shower room and soft lounge chair.

Suite 9 - Single bed with en-suite shower room and soft lounge chair.

Suite 10 – King bed with en-suite shower room and soft lounge chair.

Suite 11 – King bed with en-suite shower room, soft lounge chair and fold down sofa.















GROUNDS

Parking is provided on a large gravelled area to the front and side of the property. This area provides off-street parking for 10 vehicles.

To the side of and across from the main door there are areas of grass allowing the opportunity to enjoy the sun. The grass is bounded by mature shrubs.

The grounds are enclosed and located behind a traditional stone wall.

SERVICES

There is a single point of connection for mains electricity, phone line, water and drainage. The property has a L1 fire alarm system and Wi-Fi.

ACCOUNTS

Though the business is being sold as non-trading, it will be possible to gain access to outline future booking information. This would only be possible to interested parties subsequent to viewing.



PRICE

Offers over £670,000 are invited for the heritable property complete with goodwill, business intellectual property and trade contents (according to inventory), excluding personal items. Stock to be as part of the purchase.

EPC RATING

This property has an Energy Performance Rating of 'G'.

TITLE NUMBER

The property has a title number of NRN1393.

DIRECTIONS

See map insert. What3words reference is ///sweeping.stint.highways

RATES

Currently awaiting an assessment from Highland Council for the Non-Domestic rateable value, however, anticipating the figure will fall below the Small Business Rates limit, if the applicant qualifies.

PLANS

An indicative title and floor plan are available upon request from the selling Agents ASG Commercial Ltd.

FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with several lenders who provide specialist finance. 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, should one be set.



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