



Offers Over  
**£330,000**  
(Freehold)

**Craigaron Guest House,**  
17 Saltburn, Invergordon, IV18 0JX





Beautiful guest house located on the Shores of Cromarty Firth

Excellent roadside trading location within easy walking distance of the lively town centre

Attractive 4-bedroom trading property with benefit of modern 2-bedroom owners' accommodation

Ideally located in the heart of the new Cromarty Freeport

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



## DESCRIPTION

Craigaron Guest House is an imposing villa enjoying a prominent location in Saltburn on the side of the Cromarty Firth. This desirable property is located close to the now famous North Coast 500 tourist route, making it ideally positioned to capitalise on this lucrative tourist attraction. The potential commercial benefits of trading within this newly designated Freeport add to the attractiveness of this business proposition. The subjects comprise of a stunning 4-bedroom guest house with delightful 2 bedroom owner's accommodation. The business is currently trading on a restricted basis to suit the owner's lifestyle wishes.

The property was originally a small 2 up / 2 down with the bedrooms in the attic; however, over the years the building has been extended to the rear, increasing the ground floor and dormer roofs added to increase the accommodation on the upper floor as well. This has all been undertaken sensitively resulting in the attractive property seen today.

Historically the bed and breakfast business was run on a fully operational basis demonstrating that there is scope to considerably improve the profitability should new owners wish to increase the level of trading.

## REASON FOR SALE

The vendors have successfully operated Craigaron Guest House for many years. It is their intention to retire that brings this excellent business 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 generates its income through the 4 well-presented letting bedrooms.

The current owners actively restrict the letting of B&B rooms to provide a lifestyle business which currently trades well below the VAT threshold. The business currently trades all year, though at a reduced level over the winter months. Guests can find the business through a number of on-line booking agencies. There are future opportunities with the extension to the industrial parks and biomass plant. All bring more commercial trade to the area.



## LOCATION

Ideally located with views of the firth and within the linear village of Saltburn. The village was developed due to the need for housing for the port and the local Royal Naval base. The village is almost connected to the northern end of Invergordon and only a short walk to the centre of Invergordon. Craigaron Guest House is approximately 20 miles north of the Highland capital Inverness but is situated close to the towns of Tain, Alness and Dingwall. The recent creation of the Inverness and Cromarty Green Freeport is intended to greatly benefit all businesses in the area as time goes on, making now the time to buy a business in the area. The close proximity to Nigg, Highland Deephaven and Invergordon will benefit future owners with the potential commercial trade over the winter months (and possibly all year should this is the market they wish to operate within). The population of the general IV18 area is around 6,300 but is within a broader catchment area for a population of approximately 20,000. With its seaside position, Saltburn provides for a wide range of social and recreational facilities amongst which the Invergordon Sports Complex, Arts Centre, Naval Museum and Heritage Centre are prominent. The general area is renowned for its popular links golf courses, the most famous in the region being Royal Dornoch some 30 minutes' drive to the north. The area benefits from good schooling and child care provision at all levels and benefits from the full range of social care facilities.





The area has a strong seafaring history and in recent years has developed a strong association with Scotland’s oil and off shore wind industries due to exceptional deep water berthing available in the Cromarty Firth. This deep-water harbour close to Inverness is the main reason that visiting cruise liners frequent the Cromarty Firth. According to Melanie Newdick’s Facebook article, in 2023, it is expected that around 200,000 people from the visiting cruise liners will visit Invergordon on foot. The presence of these liners introduces a significant number of visitors to the area. The Invergordon whisky distillery is one of the few that produces a “single grain” malt whisky. The area boasts many natural attractions in and around Invergordon. The bottlenose dolphins are a most popular attraction, as are the seals that bask on the shores of the Firth. The local waters are also home to a large number of migrating wildfowl and waders. Much of the marine life can be readily observed from the numerous sandy beaches along the coast line.

## CRAIGARON GUEST HOUSE

Of traditional construction, Craigaron Guest House is an attractive and substantial property, rendered stone built under a pitched slate roof, with slate dormers to both the front and back of the property. The building is currently painted white, making it look smart, clean and inviting. The well maintained accommodation is on two floors and is in sound decorative order throughout. High quality fixtures and fittings are included as part of the sale. The windows are all double glazed, with white PVC 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 front door, which leads into a hall. From the hall the guest can access their bedroom and the shared kitchen facilities. The secured internal stair to the owner’s area is to the right hand side accessed from the hall.

Room 1 is on the right at the front of the building with ensuite and views over the firth. Passing along the hall room 5 is located behind this with ensuite and pleasing views of the garden behind. The hall turns left and the guests find rooms 2 to the front, room 4 to the rear and a well-appointed guest kitchen / dining to the front. The kitchen was a bedroom at some point in the past. It is possible that this could be returned to the function and a new ensuite added or possibly a guest dining area.

## Ground Floor

Room 1	Twin room with shower en-suite
Room 2	Single room with shared shower and adjacent toilet
Room 4	Twin room with shower en-suite
Room 5	Twin room with shared shower and adjacent toilet

Rooms 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 the whole of the 1st floor. The owners have a private and completely separate access to the 1st floor via a bridge from the upper garden area. The accommodation comprises a bright and spacious lounge, well equipped kitchen / diner with a walk-in utility room and walk in store, well-proportioned double bedroom, single bedroom and large family bathroom. There is internal secure access between the floors within the building allowing the owners full access to the guest area. This property has truly excellent living space and would make a fabulous family home.

## GROUNDS

Craigaron Guest House has pedestrian access directly from the main road passing the front of the property. Across the main road there is a car parking area for guests with sufficient space to accommodate one car per letting room. The owners have private vehicle access to the rear of the property. Currently, the vendor has a large boat sitting on a trailer stored there and still has space for a number of cars.



There are a number of outbuildings, including a large rendered garage / workshop, a large shed and small garden shed. These are all in great condition. The drive area is laid with stone chips and to the side of the garage there is a large area of grass, providing space for washing lines. There is a secluded area for seating next to the garage. Access to the house is at 1st floor level across a metal bridge from the garden. Either side of the bridge between the garden level and the house there is a grass bank with shrub planting around the perimeter, providing a lovely outlook from the bedroom facing the garden.

## SERVICES

The property benefits from mains electricity, water and drainage. There is gas-fired central heating and electricity is used for cooking. Craigaron Guest House is compliant with the fire regulations. High speed Wi-Fi is available throughout the property and is connected to the new fibre network within the street.

## ACCOUNTS

Craigaron Guest House is currently trading on a restricted basis. Historically the business generated a positive adjusted net profit. Historic accounting information 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

Craigaron Guest House has an EPC rating of 'TBC'.

## PRICE

Offers Over £330,000 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 [///cliff.paces.swelling](https://www.what3words.com/#!/en/@@@cliff.paces.swelling)

## WEBSITE

The Craigaron Guest House utilised several web-based marketing platforms including Booking.com.







## **TITLE NUMBER**

Craigaron Guest House has a title number of TBC.

## **RATEABLE VALUE / COUNCIL TAX**

The business rates for Craigaron Guest House is £5,750, split as £3,850 non-residential apportionment and £1,900 residential, Ref No. 03/22/138800/3 and benefits from the Scottish Government Small Business Bonus Scheme and has 100% relief on their business rates for eligible applicants.

## **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

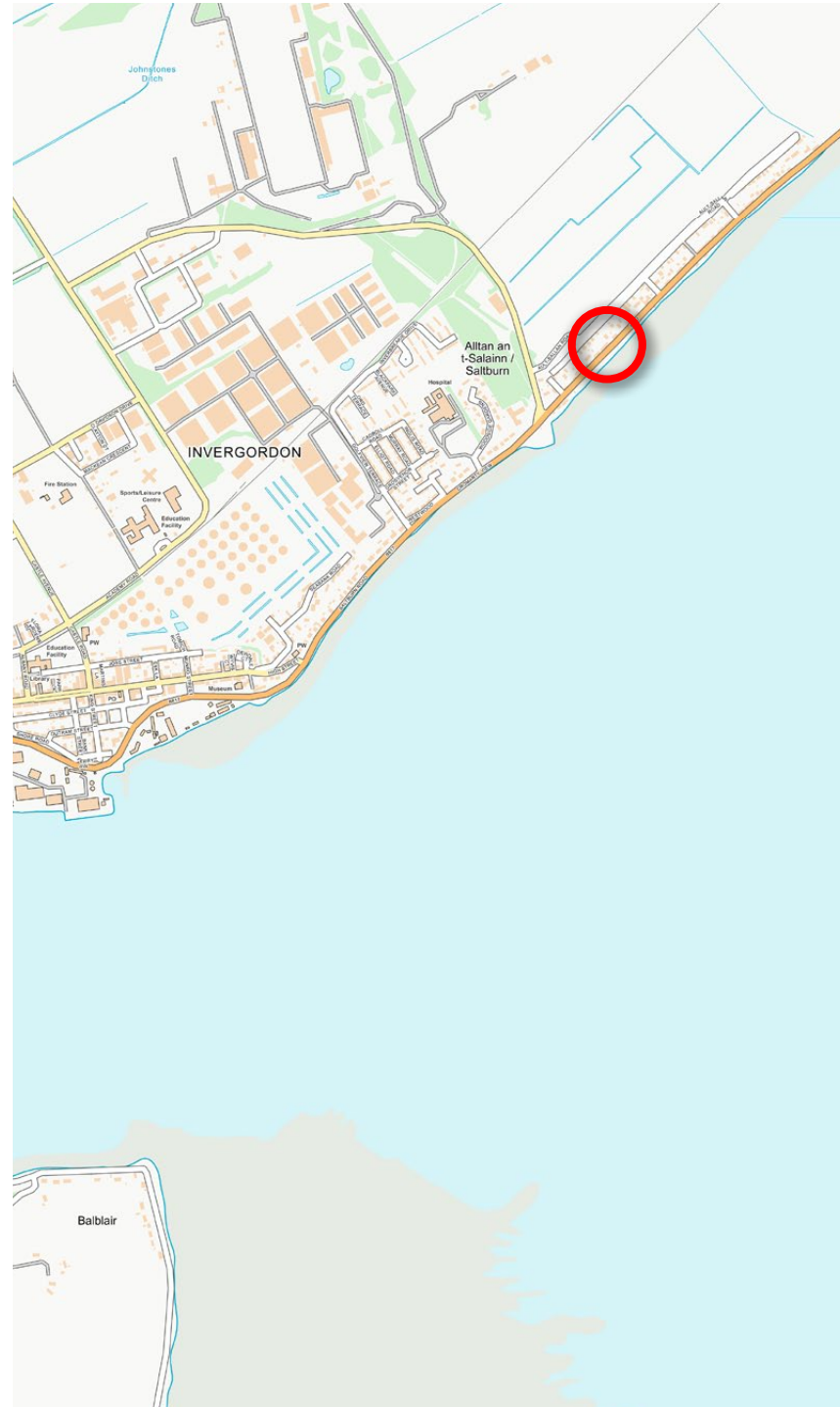
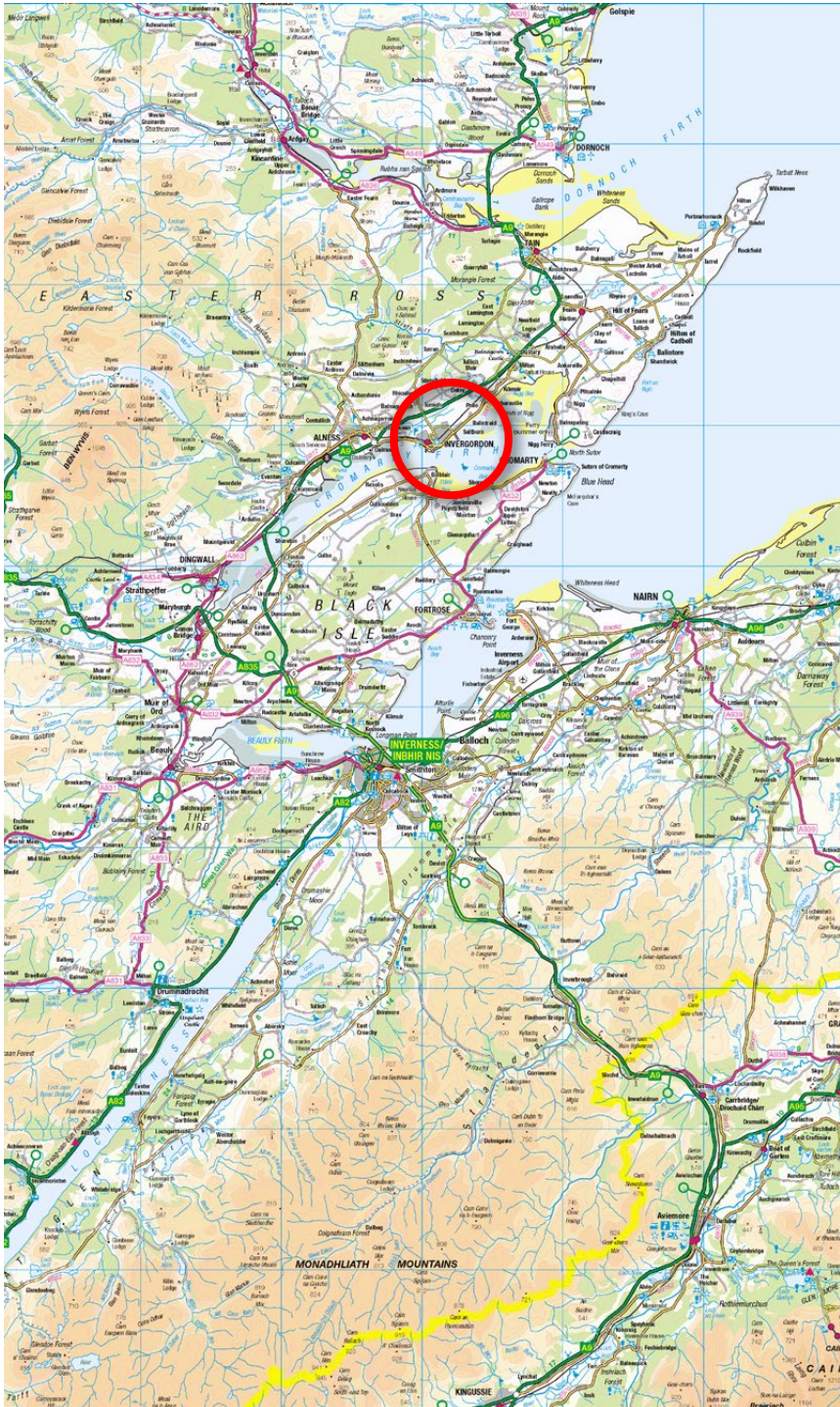
Tel: 01463 714757 (5 Lines)

E: [info@asgcommercial.co.uk](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.



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