



Offers in the Region of
£549,000
(Freehold)

Pitfaranne Guest House
57 Crown Street, Inverness, IV2 3AY





Spacious detached
5 ensuite bedroom
trading property

Benefits from additional
2/3 bedroom owners
accommodation

Includes further one
bed self-catering unit

Superbly located
in 5-minute walk
from city centre

Fantastic lifestyle
business offering a
quality home and
income opportunity

Private car park and
on street parking



DESCRIPTION

Pitfaranne Guest House is a well-presented building benefitting from great owners accommodation and a one bed self-catering apartment. The property also offers off street parking and an attractive courtyard. This boutique Guest House is a great lifestyle business which is ideally located just a 5-minute walk from Inverness city centre and close to restaurants, shops, cafes and bars with live Scottish music. The main building offers 5 bedrooms for letting with separate owners' accommodation equipped with a lounge, kitchen and bathroom. It also has a delightful outside sitting area for guests. Additionally, there is a 1 bedrooomed self-catering apartment benefitting from a separate access. There is the option for owners to stay in the apartment and let out a further 2/3 bedroom suite which would increase further potential trading capacity.

TRADE

The vendors traded the business below the VAT threshold as a lifestyle choice and historically traded all year although made the decision to close in the Winter of 23/24. (Despite this the profit levels did remain fairly consistent). This desirable business has a good level of profitability with a significant level of future bookings which have increased substantially in recent years. This delightful Guest House offers competitive year-round pricing with options for room-only or bed and breakfast. There is a substantial opportunity to develop income further should that be desired. The business also has an excellent website where online bookings are welcomed at <https://pitfaranne.com>

REASON FOR SALE

The vendors have successfully operated Pitfaranne Guest House since 2018. It is their intention to retire from hospitality and move closer to family and friends, that brings this exciting opportunity to the market.

LOCATION

Inverness is the commercial and administrative centre for the Highlands of Scotland. It is a vibrant city with a population in the region of 50,000 and a geographical shopping catchment area spanning 10,000 square miles, with a potential catchment population of around 200,000. Within the holiday season, the City attracts many thousands of visitors who come to experience the Highlands in all its glory. Inverness has extensive facilities for residents and visitors boasting three golf courses, a theatre (Eden Court), an excellent indoor swimming complex, two cinemas, ten pin bowling and ample opportunity to enjoy an evening's entertainment at a range of venues. Inverness is a busy



tourist destination with its population vastly increasing during the main tourist season. Whether it is a whisky trail, a boat trip on Loch Ness or a visit to one of the many accessible Scottish castles.

Pitfaranne is only a short walk from Inverness City centre and is ideally suited for an easy commute by professional tenants or visitors to the City. The Capital of the Highlands, Inverness is a busy thoroughfare boasting The University of the Highland & Islands, Raigmore District General Hospital, an International Airport and mainline Railway Station. Inverness is a vibrant centre for tourism and commerce, presenting many opportunities for expanding this established business.

THE PROPERTY

Pitfaranne is a very attractive property benefitting from clear signage. This charming semi-detached two-story house, built in the late 1800s, and comprises a stone built property with slate roof with a harled finish. The property benefits from double-glazing and is in excellent walk-in condition. The property has been sympathetically extended to include a one-bedroom self-catering unit with owner's accommodation being separately added in more recent times.

The main building comprises 5 letting bedrooms located to the front of the property. On the ground floor to the left are bedrooms one and two (both with en-suite facilities) and stairs to the upper floor. Proceeding to the rear of the building, there are storage cupboards on either side before entering the lovely main dining room. To the left of the dining room is a light and airy conservatory where guest can enjoy their breakfast. This leads on to the kitchen where there is also a separate utility room. The first floor contains a further 3 well-proportioned en-suite bedrooms.



Bedroom 1	Twin bed with shower ensuite
Bedroom 2	Twin bed with shower ensuite
Bedroom 3	Double bed with shower ensuite
Bedroom 4	Double bed with shower ensuite
Bedroom 5	Family room with double bed and a single bed with shower ensuite







OWNER'S ACCOMMODATION

The owners' accommodation is secure and separate from the guest house accommodation. It comprises of 2/3 bedrooms, a lounge, kitchen and shower room, which if let out would offer a further opportunity investment. The lounge area contains patio doors which lead out onto a small private seating area. To the rear of the property there is both private parking and on-street parking with permits available.

To the rear of the car parking area there is a single garage, which the current owners use for storage.

SELF-CATERING APARTMENT

A modern self-catering apartment is attached to the guest house and features a separate private entrance. The apartment includes a bedroom upstairs with a one double bed, as well as a double sofa bed in the lounge downstairs.

The apartment boasts a modern shower room, a fully equipped kitchen with a washing machine, and a dining area in the lounge. The apartment also offers an alfresco seating area with a canopy in the courtyard. Wi-fi and off-street parking are also available.

GROUNDS

The grounds to the rear are well maintained and used as a sitting area and car park. The front of the building contains an attractive small, paved area, pleasantly laid out with shrubs and small trees. The large high-quality free-standing sign is also located at the front of the house.

SERVICES

The property benefits mains gas central heating and hot water. It has mains electricity, mains water and mains drainage.

There is Wi-fi throughout. The property has localised CCTV coverage.

ACCOUNTS

Full accounting information will be made available to interested parties subsequent to viewing.





ALCOHOL LICENCE

The business has an alcohol licence under the Licensing Scotland Act 2005, and a copy of the operating plan is available to interested parties, which details operating practices. The alcohol licence is HC/INBS/682.

EPC RATING

The EPC rating for the guest house is 'F(38)'

TITLE NUMBER

The title number for the guest house is INV27271.

RATES / COUNCIL TAX

The guest house has a rateable value £9,450 as at April 2023, property reference number [06/08/153400/1](#) and benefits from 100% discount under the Small Business Bonus Scheme for eligible businesses.

WEBSITE

The vendors utilise their website <https://pitfaranne.com> to take bookings and work in partnership with several local companies such as Visit Scotland, NC500 The Ultimate trip and Visit Inverness Loch Ness. Pitfaranne have impressive ratings of 9.3 on Booking.com and 4.5 stars on Trip Advisor.

PLANS

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

PRICE

Offers in the Region of £549,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

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.



DIRECTIONS

See location map. What3words reference is ///tops.marble.mull

VIEWING

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

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

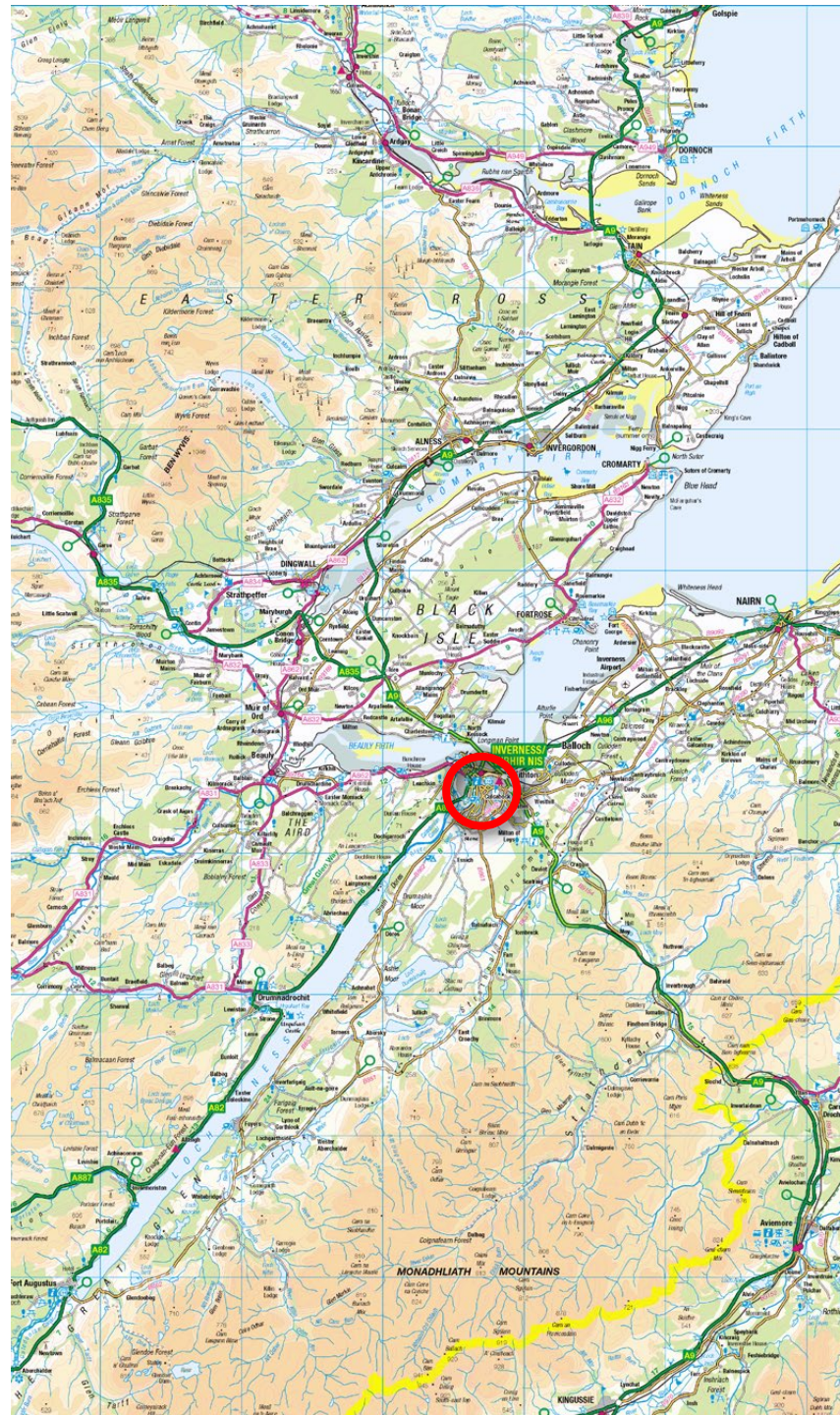
Tel: 01463 714757 (5 Lines)

E: admin@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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