



Offers in the Region Of
£295,000
(Freehold)

The Castle Hotel
Portmahomack, Ross-Shire, IV20 1YE





Picturesque hotel set in a stunning prime location overlooking the Dornoch Firth

Well-presented public areas with 4 comfortable en-suite letting bedrooms

Owners' accommodation (2 bedrooms and lounge)

An outstanding 'home and income' lifestyle proposition

Potential for significant business development

Tourist attractions include sandy beaches, coastal walks, wildlife and the Tarbat Discovery centre





DESCRIPTION

This attractive traditional Scottish hotel offers stunning sea views and benefits from year-round community support as well as significant seasonal tourist trade. Located in the centre of the picturesque village of Portmahomack, visitors to this attractive and peaceful village port set on the Northeast Coast, can enjoy the area's unusually dry microclimate. Facing west, the property benefits from beautiful sunsets and sightings of dolphins and seals.

This lovely traditional property contains a comfortable bar with pool table where guests and non-residents can relax after a day of activities. The hotel offers 4 attractive ensuite double bedrooms and benefits from owners' accommodation comprising 2 bedrooms and lounge area. The hotel has been transformed in recent years and has become the focal point for the local community and the surrounding areas. The current owners have invested significantly in the building resulting in this well-appointed property providing a comfortable and relaxing atmosphere.

This is an attractive small hotel which would ideally suit new to market operators or as a first-time venture for experienced personnel wishing to become self-employed.



TRADE

This is a sustainable business exhibiting a positive level of income. However, the current owners have chosen not to trade at full capacity, consequently, this business offers an excellent opportunity for significantly increased profitability. Turnover from the letting of 4 attractive en-suite bedrooms is enhanced by good levels of drinks and food sales. The bulk of tourist visitors is seen during the main tourist season which runs from Easter to October. Although a small venue, the Castle Hotel is known for its music nights and traditional pub environment throughout the year. There is a number of bed and breakfast and self-catering businesses locally which attract business to the hotel. The hotel's facilities are well presented on a number of portal websites such as booking.com and Facebook (www.facebook.com/castlehotel.pub). The hotel also has its own comprehensive website (www.castlehotel.pub) with an automated booking service.

STAFF

The business is owner operated with the support of a small, efficient team of local staff.

LOCATION

Portmahomack is a picturesque fishing village located on the Tarbat Peninsula in the Scottish Highlands, part of the North Eastern coast of Scotland. With beautiful sandy beaches and attractive coastal walks, Portmahomack is the only west facing village on the East Coast of Scotland resulting in stunning views of sunsets. With a population of 500 – 600 residents, this picturesque village features a number of attractive early 19th century houses.

Portmahomack has a fascinating history and is particularly significant for its Pictish heritage. The Tarbat Discovery Centre offers insights into the area's history, especially focusing on the archaeological findings from the Tarbat Ness area. It also features the Tarbetness Lighthouse, a 9-hole golf course and water sports activities. There is also a caravan park close by and a local seafood restaurant. Just an hour drive from Inverness airport, Portmahomack is just a 15-minute drive to the local town of Tain which has good rail links and a range of local shops and amenities. The local primary is within the village and the secondary school is located close by in Tain.

Additionally, within the larger catchment area there is a broader range of attractions including Fearn Abbey, Anta Pottery, Glenmorangie distillery, and Dunrobin House to name a few.

REASON FOR SALE

Purchased in 2022, it is the current vendors decision to retire that brings this excellent business to the market.

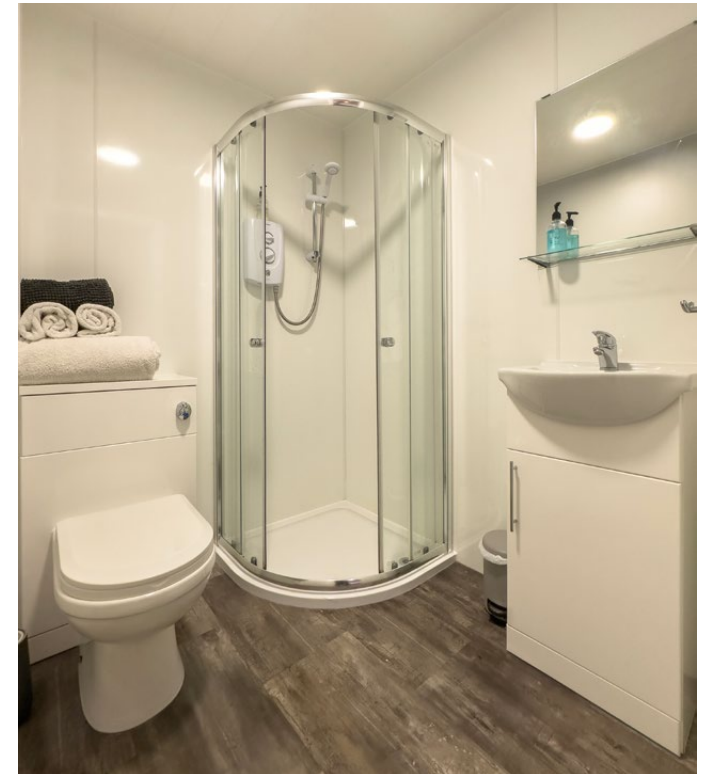
THE PROPERTY

The Castle Hotel is a substantial terraced property of traditional construction with a pitched slate roof. Accommodation is over 2 floors and since its purchase in 2022 the current vendors have undertaken a significant internal renovation and have fully repainted both internally and externally, and the property is mainly double glazed.

The main hotel door opens directly into the spacious L shaped bar. To the right is a small sitting / dining area complete with hardwood flooring and a welcoming open fire. To the left is the main seating area within the bar, which offers a mix of tables and chairs as well as some booths. This is a spacious and comfortable area for guests to relax by the fire. Beyond the bar is a further elevated customer area containing a pool table. The open plan dining room is located off the bistro area and a door opens onto the main stairwell which leads upstairs to all bedrooms. The commercial kitchen is well laid out and there is a good range of catering equipment. To the rear of the building is a garden and tool shed, beer cellar and wine store.







LETTING BEDROOMS

The hotel has 4 comfortable letting bedrooms all located on the first floor. These are attractively furnished rooms and all benefit from electric heating, colour television, hair dryer, toiletries and tea / coffee making facilities.

Rooms are presently configured to:

The Dalmore	Family room (double bed and bunk beds) suitable for 4 persons, benefits from beautiful sea views and an en-suite shower room with underfloor heating.
The Grouse	Family room (one double and one single bed) with an en-suite shower room and underfloor heating.
The Morangie	Twin or double room (zip and link beds) boasting sea views towards the Dornoch Firth with an en-suite shower room and underfloor heating.
Highland Park	Cosy twin / double bedroom (zip and link beds) with an en-suite shower room and underfloor heating.

SERVICE AREAS

The hotel has a good-sized and well-equipped commercial kitchen with an adjoining wash-up area. There is ample fridge and freezer capacity and storage space for dry goods etc. Laundry facilities are upstairs and to the rear of the building is a garden and tool shed, beer cellar and wine / spirit store. Behind this is the owners’ garden.

OWNERS ACCOMMODATION

At present 3 rooms are utilised as owner’s accommodation. This comprises a large smart bedroom with en-suite bathroom, A kitchenette / dining / office / utility room, currently also used as a bedroom, and to the front aspects a lounge with views to the bay. These rooms could be reconfigured to suit new owners’ personal preferences.





GROUND S

The Castle Hotel is a substantial property enjoying sea views and a prime site centrally situated in the village of Portmahomack. To the rear of the business there are various outbuildings together with an elevated garden and drying green. At the top of the garden there is a very private owner's deck, which has views over the building and the bay to the setting sun. The property benefits from external seating to the front of the premises and there is ample free parking locally.

SERVICES

The property benefits from mains electricity, water and drainage. The heating throughout is electric and supplemented with 2 wood-burning stoves. Cooking is by gas (LPG). Wi-Fi is available in all areas. The property is mainly double glazed. The business is fully fire compliant and meets environmental health standards.

ACCOUNTS

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

LICENCE

The business has an alcohol licence under the Licencing Scotland Act 2005, and a copy of the operating plan is available to interested parties, which details operating practices. The licence number is HC/CSR/1830.

EPC RATING

The EPC rating for the hotel is grade G

TITLE NUMBER

The title number for the hotel is ROS7116

WEBSITES

www.castlehotel.pub

<https://www.facebook.com/castlehotel.pub/>

RATEABLE VALUE / COUNCIL TAX

The guest house has a rateable value £14,000 at April 2023, property reference number 03/29/010700/2 and should be eligible for some level of relief under the Small Business Bonus Scheme where appropriate. The residential aspects have a Council tax band of 'A'.

PRICE

Offers in the region of £295,000 are invited for the heritable property including goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.





DIRECTIONS

See Map Insert.

PLANS

An indicative plan of the site and main building layout is available from the selling agents.

FINANCE & LEGAL SERVICES

ASG Commercial Ltd has relations with several lenders and lawyers who provide specialist advice to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction.

VIEWING

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

ASG Commercial, 17 Kenneth Street,
Inverness, IV3 5NR
T: 01463 714757 (5 Lines)
E: admin@asgcommercial.co.uk
W: 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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