

REDUCED PRICE



Offers in the Region of  
**£590,000**  
(Freehold)

**The Clubhouse Hotel**  
Seabank Road, Nairn, IV12 4EY







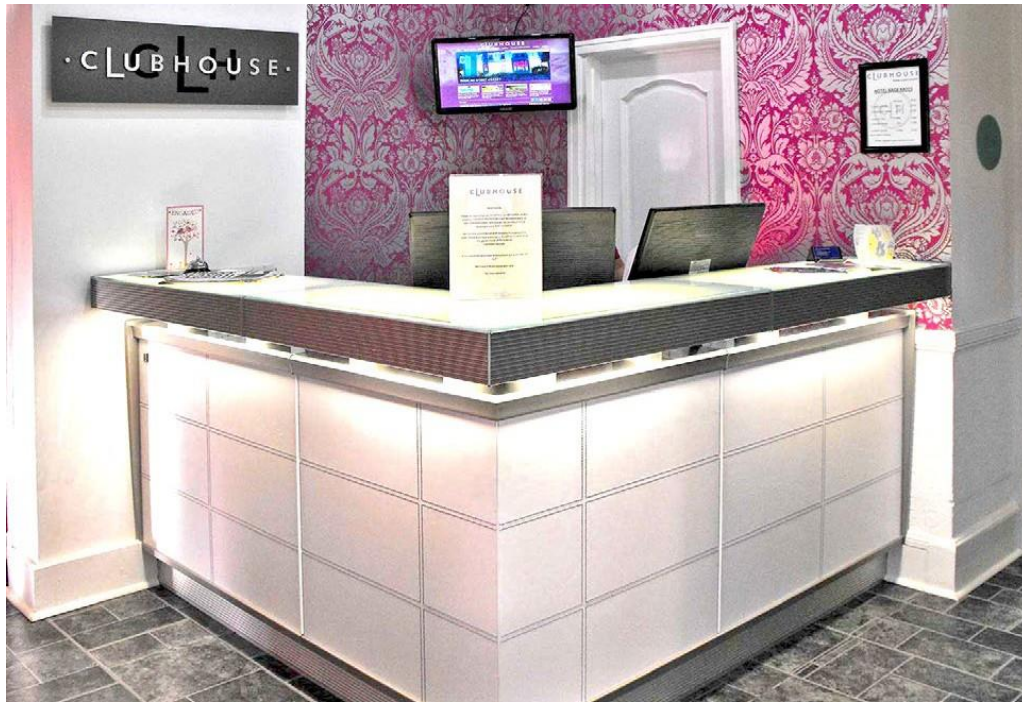
Stylish boutique hotel, bar and restaurant based in the attractive seaside town of Nairn

Lounge bar with open fires and period features blending contemporary design with Victorian architecture.

14 chic and luxurious en-suite bedrooms boasting modern design whilst retaining comfort

Delightful garden grounds incorporating external seating, fire pit and generous parking.





## DESCRIPTION

The Clubhouse is a contemporary hotel, in an extended Victorian villa lying in a quiet residential area of Nairn close to the beach between two championship golf courses. The hotel is currently being let to another operator who continues to run a successful business. The property is fresh and stylish and provides a comfortable space for both residents and non-residents alike. Letting bedrooms are situated over two floors in the main hotel and on the ground floor of the garden wing where there is an accessible room. Guests can relax in the warm atmosphere of the hotel restaurant and adjoining sun lounge, or dine in the vibrant lounge bar by the open fire. The function area is fully air conditioned and benefits from a sound monitoring system.

Behind the scenes, the well-equipped commercial kitchen is spacious and well designed to provide ease of flow to the restaurant. Generous storage, preparation areas and large walk-in fridge all contribute to a well-run operation. The hotel effortlessly blends a modern contemporary feel with the grandeur of original Victorian features resulting in a truly must see property.









## REASON FOR SALE

The current owners, having invested heavily in the infrastructure of this hotel when they ran it personally until 2018. They have decided to pursue other interests which places this unique and perfectly ready opportunity to the market. New owners can take this beautifully decorated platform and develop the business to take it to the next level of operation.

## TRADE

The business trades from 14 quality letting bedrooms and very popular restaurant / function facilities with a modern bar. The letting rooms are managed through an agency which allows for maximised occupancy and room rates. With rising turnover, after a period of significant inward investment, the business presents a strong and sustainable business model for new motivated owners.

## LOCATION

Nairn is an attractive, residential seaside town with a population of over 11,000. With its stunning 'blue flag' beaches. Over the past decade, the Highlands has become one of the top destinations in Scotland for visiting golfers and The Clubhouse in Nairn is perfectly placed to be the base for a trip. The coastline from Nairn to Sutherland provides numerous links golf challenges of the very highest quality and all are within driving range of the hotel. Locally the town is blessed with both the championship Nairn course and the wonderful Nairn Dunbar. Nairn has been host to major events throughout its history including the prestigious Walker and Curtis Cups. Follow the coast towards Inverness and next up is the magnificent Castle Stuart links. Having hosted the Scottish Open, it has helped raise the profile of golf in the Highlands to new levels. This is a magnificent course to play and, together with Nairn and Royal Dornoch courses, supplying an outstanding trio of championship courses. The drive from Nairn to Dornoch will normally take just over an hour but is well worth it. Forres, Moray, Grantown-on-Spey and Boat of Garten may provide perfect partners for a golf and whisky tour and all are within an easy and beautiful drive. Whatever visitors are looking for from their trip, The Clubhouse Hotel in Nairn is ideally placed.

## PUBLIC AREAS / LETTING BEDROOMS

The entrance to the property from the car park is through a modern double glazed vestibule to the right hand side of the building into an attractive well-lit entrance hall, with modern reception desk and soft seating. From the main reception hallway, a staircase leads to the first floor guest accommodation. The reception hallway also provides access into the tastefully decorated lounge bar which is set with modern soft furnishings. Seating is available for 45 in the lounge bar which provides a delightful relaxing environment for guests.

The Clubhouse has 14 boutique bedrooms, all with private/en-suite facilities. In-room facilities include modern televisions, iPod docking stations, tea and coffee, hair dryers and complimentary toiletries. The rooms are presently configured to:



### First Floor

Room 1	Zip and link superking with en-suite
Room 2	Two double beds with en-suite
Room 3	Zip and link superking with en-suite
Room 4	Zip and link superking with en-suite
Room 6	Double with en-suite

### Second Floor

Room 7	Zip and link superking and sofa bed with en-suite
Room 8	Single bed with en-suite
Room 9	Zip and link superking with sofa bed and en-suite shower
Room 10	Zip and link superking with en-suite

### Garden Wing – Ground Floor

Room 11	Zip and link superking and sofa bed with en-suite
Room 12	Zip and link superking, disabled access with en-suite shower and bath
Room 14	Double bed with en-suite

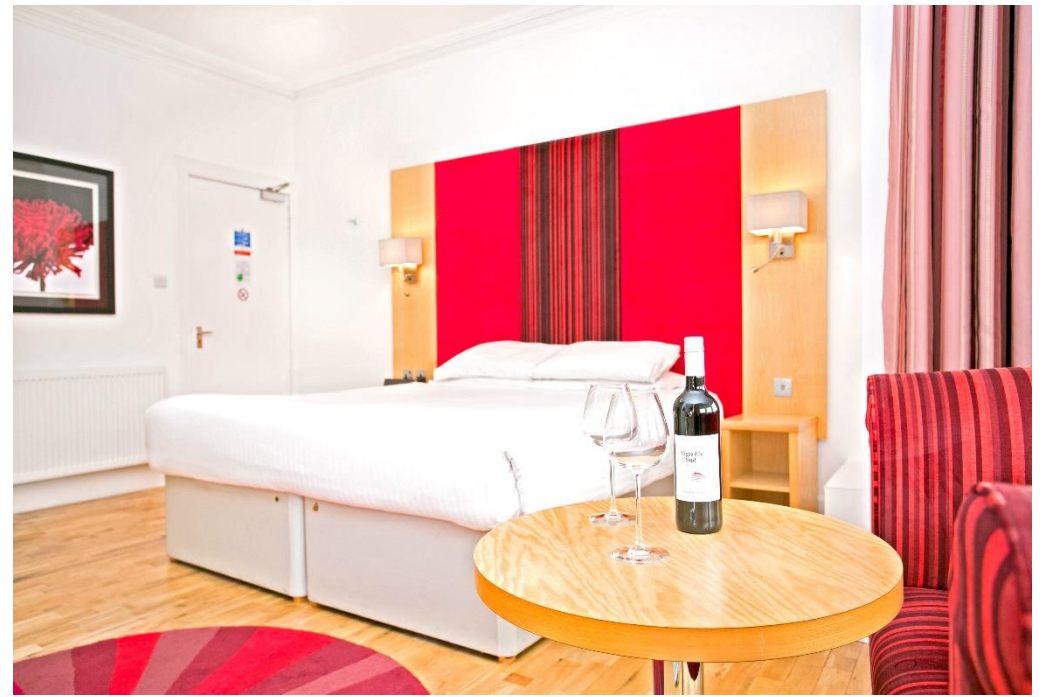
### Garden Wing – First Floor

Room 15	Zip and link superking with ensuite bath and shower
Room 16	Zip and link superking with sofa bed and ensuite bath and shower















## SERVICE AREAS

The property benefits from spacious catering facilities, ergonomically laid out and well situated for service. There is a full range of catering equipment to support a high level of food production. Additional space is used for preparation rooms, washing up areas, storage and there is a large walk-in fridge. The kitchen has a dry goods store and the business benefits from excellent general storage. The business boilers are located in an external storage area to the rear of the property.

## GROUNDS

The property is well sign-posted with well-lit prominent signage. There is parking to the front and rear of the subjects on a gravelled surface. A patio is located to the rear and is set to tables and chairs. To the side is a very pretty sitting area which surrounds a large fire pit. There are a selection of tubs and shrubs surrounding the property which adds to the attractive layout. The outside is easily maintained and also offers external storage buildings.







## SERVICES

The hotel has been rewired and benefits from electricity, mains drainage and gas central heating. There is a gas tank discreetly located behind fencing where the bins etc are also located. Central Heating is gas. Extraction is vented to the rear of the property. Wi-Fi is available throughout.

## EPC RATING

The hotel has an Energy Performance Rating of F (98).

## TITLE NUMBER

The title number for the hotel is NRN2097.

## RATEABLE VALUE/COUNCIL TAX

The business elements have a rateable value of £30,000 (effective from 01 Apr 2023), property reference number 08/02/73612015.





## PRICE

OIRO £590,000 are invited for the heritable property complete with goodwill, business intellectual property and trade contents (according to inventory), excluding personal items. Stock to be purchased at cost valuation.

## LICENCE NUMBER

The business has a 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 reference is HC/INBS/15.

## DIRECTIONS

See Map Insert. What3words reference is ///copper.annotated.shirt

## FINANCE & LEGAL SERVICES

ASG Commercial is in touch 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

E: [admin@asgcommercial.co.uk](mailto:admin@asgcommercial.co.uk)

W: [www.asgcommercial.co.uk](http://www.asgcommercial.co.uk)

## OFFERS

All offers should be submitted in writing to ASG Commercial with whom purchasers should register their interest if they wish to be advised of a closing date.



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