



Offers Over
£125,000
(Leasehold)

Shandwick Inn
Kildary, Invergordon, Ross-Shire, IV18 0NZ





Substantial and successful Highland Inn situated on the North Coast 500 route close to the town of Tain set within rural Ross-shire

Well-signed and prominent frontage offering a strong business branding and trading location

Outstanding trading figures producing a high level of profitability; an ideal first-time venture for an experienced operator

Superb year-round trade offering a varied catering provision and 6 letting bedrooms

Extensive customer areas and excellent service support facilities

DESCRIPTION

The Shandwick Inn is an impressive property with a commanding roadside location set adjacent to the A9 close to the village of Kildary. Set on the North Coast 500 route, the Inn boasts a prominent situation for the many visitors who frequent this increasingly popular touring route. However, the business is also situated near to the Highland towns of Tain, Invergordon and Alness which also generates a consistently high level of local trade.

Records indicate that there was an Inn on the site dating from the 13th century but today the business is being offered in generally excellent condition with popular public areas, well-appointed service areas and a comfortable range of letting bedrooms.

The restaurant areas can comfortably seat up to 100 diners with the function room being able to take a further 80 guests for a seated event. There are 5 bedrooms within the main building which share a bathroom and kitchen area plus a cottage with an en-suite facility. The present tenants live off-site but new operators may wish to utilise some of the accommodation for their own needs. Externally there is ample parking (c50 cars), beer garden and a children's outdoor play area. The building has been upgraded by the current tenant and is today presented in generally sound condition offering quality fixtures and fittings.

TRADE

The Shandwick Inn is a strong and sustainable business generating a consistently high level of turnover and profitability. With its spacious trading areas seating up to 100 guests for meals and the large function room which can cater for events attended by 80 seated diners (120 for a buffet meal), the business offers a tremendous opportunity for an experienced operator to drive the operation to the next level. The business is a food-led outlet, with a tremendous reputation locally. The 5 budget letting bedrooms in the main building offer smart facilities but share a single shower room. There were permissions (now lapsed) to make 4 rooms all en-suite. There is a further en-suite letting cottage in the grounds.

The mix of clientele provides for year-round trade benefitting from the influx of visitors in the main tourist season (April – October). Trading very profitably, the Shandwick Inn is perfectly situated to take advantage of the tourist trade including those touring the North Coast 500 route. The Inn utilises its own website (shandwickinn-invergordon.co.uk) to generate much of the business however there is scope to increase trade through the utilisation of other portal sites.





LOCATION

The Shandwick Inn is located on the busy A9 trunk road which links Inverness with Thurso. The region is steeped in history and heritage and enjoys welcoming many visitors year-round; many of whom are retracing their ancestry as a consequence of the Highland clearances. The area has award-winning beaches at Portmahomack, Dornoch and Golspie and is located close to the shores of the Moray Firth. The Inn is situated close to the towns of Tain (5 miles), Invergordon (7.5 miles) and Alness (8.5 miles) and lies within a catchment area of some 55,000 people. Invergordon is a centre for oil-rig & wind turbine refurbishment and maintenance. It is also a major port of call for cruise liners bringing in excess of 70,000 passengers to the area each year. For the outdoor enthusiast there are a host of outdoor activities on the doorstep. Inverness is 28 miles away and is very much the commercial and business centre for the Highlands of Scotland; there is also excellent public transport links with good air, bus and rail connections.

The Inn is within easy drive of a number of quality golf courses, including Fortrose, Brora and Royal Dornoch. Locally there are distilleries to visit, castles and the famous Loch Ness is but a short drive. Inverness and the surrounding area has a great many attractions and is also popular with fishermen, walkers, mountain bikers, ornithologists etc. These attributes combine with the beautiful Highland landscapes and natural scenic beauty of the countryside to make it highly popular with a wide range of visitors. The towns within the immediate area offer a wide range of shops, cafes, restaurants and amenities, with schooling and medical facilities.



REASON FOR SALE

The current owner has operated the Shandwick Inn since November 2004 and it is his desire to focus on his other trading activities that brings this tremendous leasehold opportunity to the market.

THE PROPERTY

Of traditional stone construction under slate roofing, the Inn extends over 2 floors. This substantial property has undergone some major internal modification and redecoration over recent years being presented to the market as a 'turn-key' proposition.

PUBLIC AREAS

Access to the building is from the carpark and leads into a lounge area set to soft furnishings. From here guests can access all dining areas. There are 4 distinct dining spaces benefiting from two bar server areas. One of the dining areas has a wood-burning stove, the majority of these areas benefit from tiled flooring and there are feature stone walls which emanate a charming ambience. These trading areas are set to free-standing tables and chairs and can accommodate up to 100 covers.

To the rear of the building is a bright and airy function suite which can accommodate around 80 guests for a seated function, and 120 guests for a buffet event. This room has delightful wooden beams, is pine clad, has a wooden dance floor plus a tartan carpet making it an ideal venue for weddings etc. The function suite is utilised on a regular on-going basis. There are customer restrooms off the dining areas and separate WCs off the function room. There is also a separate baby-changing facility.



LETTING BEDROOMS / STAFF ACCOMMODATION

Stairs lead from a separate access to 5 internal letting bedrooms which are configured to 2 singles, 2 doubles and a twin. The rooms share a modern shower room and also have the use of a well-appointed and contemporary kitchen / dining room. All rooms are comfortable, attractively furnished and benefit from electric heaters.

A detached cottage is located to the side of the main building and includes a bedroom, lounge area and bathroom. New owners may wish to utilise some of the letting accommodation for their own purposes.

SERVICE AREAS

The Inn has an excellent commercial kitchen and adjacent washing-up space. The kitchen is well-appointed with an excellent range of cooking and food preparation facilities, capable to cope with a high turnover of meal production.

There is a freezer room and walk-in chill. An administrative office is conveniently located on the first floor. There is a chilled beer cellar plus ample storage.





GROUNDINGS

The Shandwick Inn is a substantial property enjoying a prime site immediately adjacent to the main A9 with excellent signage. Grounds include off-road parking for up to 50 cars. Within the grounds is a children's playground and a beer garden. To the rear of the business is a courtyard where the LPG tank is located plus a shed for external storage.

SERVICES

Mains electricity, water, LPG gas for cooking with private drainage. The building has electric heaters plus a wood-burning stove. Propane gas for cooking. The Inn benefits from Wi-Fi.

EPC RATING

The property has an EPC rating of 'TBC'.

LICENSES

The business holds a license under the Licensing Scotland Act 2005. A copy of the operating plan will be made available to interested parties post viewing.

TRADE

The business trades to a high level of profitability and shows consistently high levels of turnover. Accounting information will be made available to seriously interested parties subsequent to formal viewing.

PRICE

Offers over £125,000 for the leasehold acquisition of the goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

TRADING HOURS

The bar has a license to 1:00am, 7 days a week, operating the following hours for food service;

Monday to Friday: 12 midday – 2:30pm and 5:00pm – 9:00pm

Saturday and Sunday: 12 midday – 9:00pm

LEASE

The property is currently on a 25-year lease with 8 years left and annual rental of £22,500. However, we understand that the landlord would be agreeable to extending the lease for a further 10 years.



RATEABLE VALUE

The rateable value of the property is £30,000 (effective from 01 Apr 17) resulting in a net liability of £14,400.

WEBSITE

shandwickinn-invergordon.co.uk

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 including conveyancing.

VIEWING

All appointments to view must be made through the selling agents:
ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR

T: 01463 714757

M: 07799 896931 (Paul Hart)

E: info@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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