



Offers Over
£595,000
(Freehold)

Kinlochewe Hotel
Kinlochewe, Wester Ross, IV22 2PA





Popular and busy Highland hotel in the beautiful village of Kinlochewe, situated on the popular North Coast 500 Tourist Route and under the shadow of Beinn Eighe

Located in an area of unsurpassed natural beauty, within a destination location for thousands of visitors every year

Year-round operation offering 9 quality letting bedrooms plus a 12-bed bunkhouse with a quality food and beverage provision

Characterful and well-appointed public rooms including a bar with 40 covers, a comfortable lounge plus separate breakfast room, providing an over-spill dining room

Spacious and well-appointed 2-bedroom owners' accommodation plus 2 further flats for staff/family accommodation

Highly profitable business providing a true home and lifestyle business opportunity and some development potential subject to consents

DESCRIPTION

Kinlochewe Hotel is a substantial and attractive building dating to around the mid-1800s. This prominent property is set on the North Coast 500 Tourist Route and has an imposing roadside frontage. Originally a coaching inn, the hotel has benefitted from recent upgrading and renovation, now combining a modern hospitality business within a historic setting. The current owners have significantly invested in the business making it an attractive destination, offering flexible quality guest accommodation. The 9 letting rooms (7 en-suite / private facilities; 2 rooms with shared bathroom) and 12-bed bunkhouse provide a consistently high level of income and draws in custom to the wet and food sales. The trading elements combine with excellent service areas, which, when coupled with spacious owners and staff accommodation, make the Kinlochewe Hotel a highly desirable acquisition for someone wishing to own and run their own lifestyle business. The hotel is trading very positively with good advance bookings, thereby offering prospective new owners a sound operation and the opportunity to take it to the next level. The property is in walk-in condition, so new operators can focus all their attentions on further developing the business. There is some latent development potential subject to consents.

TRADE

The Kinlochewe Hotel is a mainly year-round profitable operation which is ideally situated on the popular North Coast 500 Tourist Route. Set in Rural Wester-Ross, amongst some of the most dramatic scenery on offer within the Highlands of Scotland, the hotel is perfectly placed to cater to the demands of the many people who visit the region throughout the year. The current owners have developed trade and now are a go-to accommodation provider for many cyclist groups, photography clubs and numerous mountaineering gatherings. In addition, they achieve a high rate of repeat business from other holiday-makers and groups.

The hotel has a strong reputation both locally and with visitors; the latter posting many laudable comments on review websites. Kinlochewe Hotel is a member of CAMRA and can be found in the "Good Beer Guide" which attracts a significant throughput of custom. The Hotel was filmed in a short video as an example of a "centre of excellence" for actively supported sustainable tourism by Mountain Bike Scotland in association with VisitScotland. The business also has an excellent name for its catering offering plus its well-presented and comfortable rooms. The current owners have reconfigured the bar to reflect modern standards and now offer a wide range of whiskies, excellent beers and home-cooked high-quality food using the wealth of local seafood and prime meats that reflect the best of quality of Wester Ross. In addition to resident guests, the bar and food aspects are supported by the nearby campsite, self-catering and B&B clientele staying in the locality. Situated on the main Inverness to Gairloch road, the Kinlochewe Hotel has an enviable trading location which provides a high volume of passing trade during the main season both from tourists and business travellers.

There are 9 letting rooms within the hotel plus a 12-bed bunk house which generate a consistently high level of custom. The accommodation appeals to groups, couples and the lone traveller, generating high levels of occupancy during the peak season with credible take-up rates during the shoulder months of the main tourist season. The business draws much of its custom through the use of its interactive website and via the medium of other portal websites. In recent years, the dependence upon on-line booking agencies has diminished which makes the hotel more profitable than other establishments that wholly rely on such.





FORWARD BOOKINGS

The Kinlochewe Hotel has (as at 30 Sept) 31% occupancy bookings for its hotel rooms for the season 1 April – 31st October 2022. This level of forward activity already translates into circa £61,000 worth of income and indicates that the business should achieve its historic occupancy rates of IRO 95% for the period in question. The average for those with advanced bookings comes in at 2.6 nights per stay which enables the hotel to minimise change-over costs etc. These figures exclude bunkhouse reservations which currently stand at £4,200. The importance of these forward bookings is that it draws in customer spending on food and drink. Of the bookings made for the trading year 2022, virtually all bookings have been made without the use of On-line Booking Agencies, thus negligible commission costs have been charged for bookings.

STAFF

The hotel mainly employs a team of local full-time and part-time staff with 2 full-time overseas employees with settled status, who have committed to the 2022 season.

LOCATION

Kinlochewe is a picturesque Highland village enjoying an outstanding setting with an abundance of wildlife right on its doorstep. Wild deer (Red, Roe and Sikha deer) are commonplace in the surrounding hills and glens, sharing their habitat with golden eagles, sea eagles, black-throated divers, ptarmigan, wild goats, pine marten and mountain hare amongst others. In the streams and lochs local to the hotel, you can regularly see otters playing beside the rivers and lochs which abound with salmon and trout. The area is world-renowned for its outdoor pursuits including mountaineering, hill walking, cycling, photography, fishing and game sports. Less energetic visitors enjoy the many historic and fascinating places of interest and, of course, the outstanding natural beauty of the area. The Beinn Eighe National Nature Reserve hosts a Visitor Centre and 'way-marked' trails for all abilities and is home to many unique habitats for flora and fauna that attract visitors from all around the world. Kinlochewe is an excellent base from which to explore the beautiful West Coast with Gairloch, Ullapool and Skye all suitable for day trips.

The village of Kinlochewe has a general store, Post Office and a petrol station. Excellent schooling is available with a primary school located in the village and secondary schooling provided in Gairloch which is only a 30-minute bus ride away; a school bus runs daily. Gairloch also has a wide range of other community facilities including a medical centre and a choice of shops. Inverness, the Highlands capital, is a 55 minute drive and offers the full range of services expected of a regional cultural, economic and social centre.

REASON FOR SALE

The present owners bought the hotel in April 2017 and have developed it into a popular and thriving business, building on the success of previous owners. They have thoroughly enjoyed their stewardship of the hotel but their planned retirement from the licensed trade now brings this attractive business opportunity to the market.

THE PROPERTY

The property is a substantial building of traditional construction dating from circa 1820 with significant outbuildings and external areas. Stone-built under a slate roof, the hotel has a most imposing roadside frontage with accommodation arranged over 3 floors. The business benefits from excellent signage and branding.



PUBLIC AREAS

The Kinlochewe Hotel is well-presented and exudes its own very unique character with a bright and airy feel. Decorated to a high standard and appointed with good quality fixtures and fittings, the business is classified as in 'walk-in' condition. The hotel's entrance faces the main road and access is through an outer door leading to a vestibule; thereafter into the bright and spacious lounge area with comfortable leather sofas. There is a separate door leading directly into the bar. The traditional bar contains a wood-burning stove and has a cosy ambience. The bespoke wooden bar made of local Douglas Fir has a wide selection of real ales, wines and spirits including a vast array of single malt Scotch whiskies; all are popular with locals and visitors. The dining tables are also made locally from Douglas Fir and seating is both fixed and free-standing. In total, this area can accommodate around 44 diners comfortably. Ladies and gentlemen's W.C.s are adjacent to the bar and lounge; as is the hotel reception office. From the lounge there is access to another dining room, currently used mainly for breakfasts, this attractive area offers the potential for additional dining covers during the peak season.



LETTING BEDROOMS

The hotel has 9 comfortable letting bedrooms to sleep 16 guests which are configured as follow:

Ground Floor

Room 3 - Twin room with en-suite shower room

Room 4 - Double room with en-suite shower room

Room 5 - Single room with en-suite bath and shower

First Floor

Room 6 - Double room with shared bathroom

Room 7 - Twin room with shared bathroom

Room 8 - King-size double room with en-suite bath / shower room

Room 9 - Single room with en-suite shower room

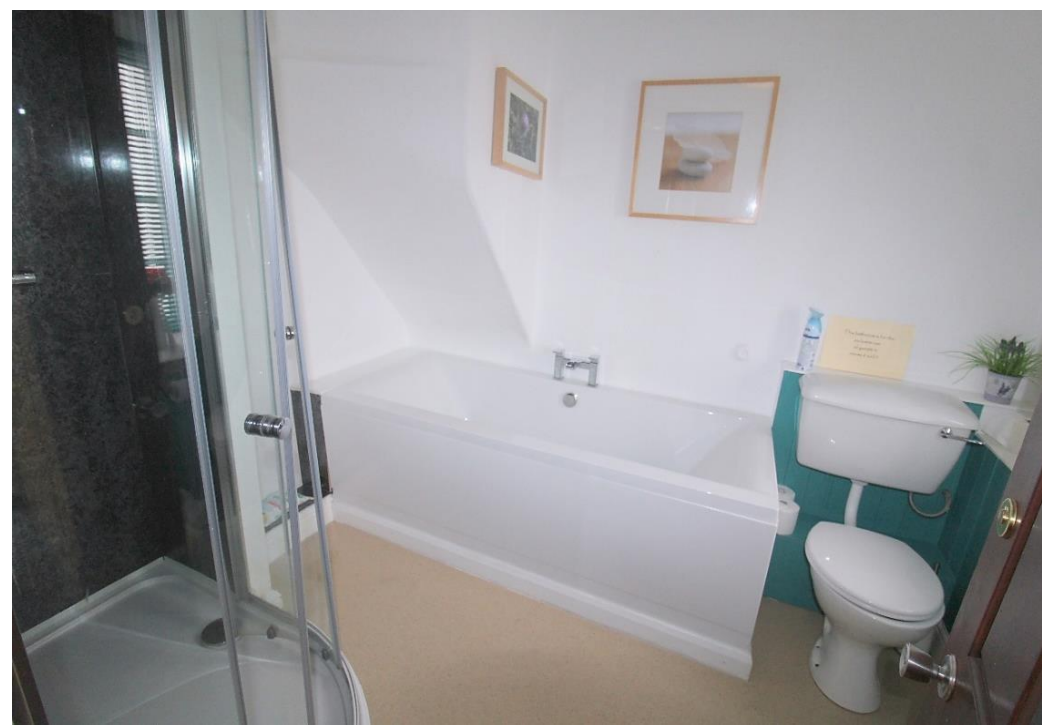
Room 11 - Twin room with private shower room

Room 12 - King-size double room with en-suite bath / shower room

All rooms are centrally heated and have excellent furnishings plus attractive décor. In room facilities include TVs, tea/coffee making facilities etc. The hotel is Wi-Fi enabled throughout.







PRIVATE / STAFF ACCOMMODATION

A beneficial feature of the hotel is the well-appointed 2-bedroom owner's accommodation, situated on the first floor and comprising entrance vestibule leading to large dining room, with a kitchenette off. A hallway leads to an attractive master double bedroom, a further double bedroom plus a large bathroom with feature tub and separate shower. An attractive aspect of the accommodation is the bright and airy lounge with bay window which looks out over the mountains.

There are two attic-flats for residential or staff use:

Flat 1 - Large lounge area, double bedroom with en-suite shower room.

Flat 2 - Double bedroom and spacious shower room.







THE BUNKHOUSE

The Bunkhouse is detached from the main hotel building and is a simple, warm and comfortable facility, ideal for travellers on a budget. It attracts a very wide range of clientele and is used throughout the year by individuals and groups who enjoy the self-sufficiency it offers. The Bunkhouse is centrally heated throughout. There is a spacious and well-equipped kitchen / dining room with large 8-burner, double oven, range cooker plus a vast array of other items. The sleeping accommodation is accessed through the kitchen and has 12 beds in 4 sets of 3 bunks. Each room offers storage, with a locked cupboard for each occupant. The bathroom facilities comprise of 2 individual shower cubicles; 2 toilet cubicles and 2 wash-hand basins. There is also a drying room fitted with a dehumidifier.



SERVICE AREAS

The hotel has a spacious, well equipped commercial kitchen and preparation areas with ample refrigeration and freezer storage. The kitchen is well-appointed and has an extractor unit plus a wide range of cooking appliances. Off the main food preparation space is a pot-wash area and numerous ancillary dry goods and general storage rooms. The beer cellar is located behind the bar and affords excellent access for deliveries. A small reception office is conveniently situated across from the bar and off the lounge. The first floor has abundant storage cupboards and a utility room with commercial washing machine and tumble drier.

GROUND

The hotel garden to the rear of the property is fully fenced with access via a gate to the hotel car park. Currently set to mainly grass with mature trees and shrubs and a patio area. The garden also houses the recently installed gas and oil tanks. The private car park has parking for around 15 cars (there is an additional public car park opposite the hotel if needed). There is a large general store in the disused stable building which offers some development potential subject to planning permissions. A shed suitable for bike storage etc. is located in the car park. A custom-made wooden shed offers covered smoking area. There is an additional stone-built store off the main building with freezer storage.

SERVICES

The property benefits from mains electricity, water and drainage. Oil-fired central heating and LPG gas cooking are served from tanks to the rear of the subjects. A well-maintained fire alarm system is fitted throughout the hotel. A Wi-Fi system is accessible in all guest areas. The hotel has external lighting to the front aspects, car park and patio area to the rear.

EPC RATING

The energy rating of the main hotel is 'G' and the bunkhouse grading is 'F'.

LICENCES

The business has a License in accordance with the Licensing Scotland Act 2005 and a copy of the Operating Plan will be made available to interested parties post viewing.





ACCOUNTS

Kinlochewe Hotel is a profitable business with good turnover and sound profitability. Full accounting information will be made available to seriously interested parties subsequent to formal viewing.

PRICE

Offers Over £595,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

DIRECTIONS

Take the main arterial A9 from Inverness to the A835 signed for Ullapool. Just after Garve take the A832 signed for Kyle of Lochalsh. On reaching the roundabout at Achnasheen turn right on the A832 to Kinlochewe where the Hotel is easily found in the centre of the village. (See Map Insert) Inverness 50 miles, Gairloch 20 miles.

WEBSITE

www.kinlochewehotel.co.uk

TITLE PLAN

The business title plan number is ROS5922.

PLANS

Indicative title and building layout plans are available from the selling agents upon request.

FINANCE & LEGAL SERVICES

ASG Commercial are 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 must be made through the selling agents:

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

T: 01463 714757 (5 lines)

E: info@asgcommercial.co.uk

W: 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, if one is set.



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