



*Offers Over*  
**£340,000**  
(Freehold)

**Brae Lea Bed and Breakfast**  
Inverness Road, Spean Bridge, PH34 4DX





A charming modern, non-trading, bed and breakfast business set in an elevated location within in the ever-popular village of Spean Bridge

Exceptional trading position within the great Glen, just off the main arterial route between Inverness and Fort William (A82) but within easy walking distance of a range of facilities

Appealing property, with 4 double en-suite letting bedrooms plus an en-suite owners' bedroom and attractive private areas

Excellent opportunity to purchase a non-operational business and for new owners to stamp their own style and personality on this charming property

Brae Lea offers flexible accommodation which would be ideal for an extended family house or a couple wishing to maximise trade with some development potential, subject to consents

## DESCRIPTION

Brae Lea Bed and Breakfast is a detached modern building which provides a superb and rarely available non-trading business opportunity set, within the heart of the Great Glen. This property dates from the early 1990s and reflects its modern construction. The subjects present a 5-bedroom house, (all en-suite) providing a high degree of flexibility in terms of family and trading accommodation. Currently the accommodation is configured to 4 en-suite letting bedrooms on the first floor with the current owners utilising an en-suite bedroom plus a large lounge on the ground floor.

The property has a substantial footprint with an attractive enclosed garden which could present some development opportunities subject to planning consents. Trading from a most convenient location for guests wishing to walk into the village, Brae Lea is situated on a popular thoroughfare (A82), benefiting from good signage on the main road. The bed and breakfast has undoubted appeal as an easy-to-operate trading entity and is offered in walk-in condition. The property provides a strong life-style trading platform and has unquestionable profitability potential where the business is operated to its full potential. The sale of Brae Lea Bed and Breakfast represents an exceptional opportunity for new proprietors to own a charming property and operate a business surrounded by some of the most stunning country side in the UK.

## TRADE

This was a well-established and successful bed and breakfast, historically trading on a very limited seasonal basis through choice by the vendors until 2018. The business opened for a short period in the summer season to suit the owner's employment pattern, trading the 4 letting bedrooms. Despite these self-imposed restrictions, Brae Lea generated a good level of trade. The business ceased trading due to a family retirement.

The guest bedrooms are all presented to a very comfortable standard, all with modern en-suites. This easy-to-operate business model would be a suitable acquisition for those with no formal hospitality experience but who wish to trade a commercial venture. Brae Lea does not have its own website at this time and new owners may see this as an area of development.

Many of the guests who visit the Highlands do so for many reasons be it business or to enjoy the great outdoors. Tourists include walkers, cyclists, bird-watcher's motorcyclists, golfers and fishermen plus there are a high number of visitors who just walk or cycle the Great Glen Way. This attractive business is located within the heart of the village of Spean Bridge amidst the Great Glen. Situated 10 miles north of Fort William close to the intersection between the A82/A86. Surrounded by beautiful countryside, the vendors can stand in their garden and look to the surrounding Munros, the most stunning view of the Grey Corries and are close by is Aonach Mor, part of the Nevis ski range. The business is well positioned to take advantage of pre-booked or passing trade, It also benefits from passing trade from those who are undertaking an odyssey in the West and Central Highlands, or travelling between regions of the Highlands including Skye, Inverness, Cairngorm National Park, Mull and Glencoe: all of which are within easy driving distance. New owners could become established quickly through the use of on-line booking agents such as booking.com and also through the use of an interactive website using an automated booking agency, such as Freetobook.



**The Commando Memorial**

## REASON FOR SALE

Owned and operated by the vendors for over 16 years, Brae Lea Bed and Breakfast is brought onto the market due to retirement and a desire to down-size.

## LOCATION

The area around Spean Bridge is renowned for its outdoor activities including walking and climbing in the summer months with skiing and ice-climbing being popular in the winter. For walkers the range of terrain provides a great variety in the level of challenge from non-technical hill-walking to more strenuous mountaineering.

The popular Great Glen Way passes close by and there are a great many Munros located within easy reach, with the Cullins on Skye to the West, the Cairngorms to the East, the Nevis Range and Glencoe to the South.

There is also an abundance of water sports activities within a short drive, be these loch-based or on the west coast. For mountain bikers there are plenty of demanding venues, both at Nevis Range which is close by as well as Laggan Wolftrax.

The Great Glen is also an ever-popular destination for those wishing to undertake a more relaxing holiday, taking advantage of the accessibility of some of the most inspiring countryside in Europe. Furthermore, the area is geared towards tourism with many recreational activities including castles, historical sites, distilleries, golf, pony trekking, touring and genealogy.

The village itself has a number of facilities including visitor attractions, shops and restaurants adjacent to the guest house. The area has an abundance of wildlife, attracting ornithologists and naturalists with red deer, fox, pine marten, badger, otter and many more species locally.

## THE PROPERTY

This modern property is of contemporary construction under a pitched tiled roof and dates from the early 1990s. This detached property set within its own grounds has an attractive position offering stunning views. Accommodation is set over 2 floors and is presented in generally excellent condition.



## PUBLIC AREAS / LETTING BEDROOMS

Access is gained from the A82, passed good signage, up a slight incline to the property which has a gravel parking area to the front of the subjects. The property has a small garden set to the front with shrubs etc plus a small pond.

The main entrance is located to the front of the house and leads into a most spacious reception hallway where access is afforded to the breakfast room off the kitchen. Stairs lead to the first floor and open into a bright and airy landing, leading to the 4 letting bedrooms, being configured as follows:

- Room 1 - Double bedroom with en-suite shower room with electric shower
- Room 2 - Double bedroom with en-suite shower room with electric shower
- Room 3 - Double bedroom with en-suite shower room with mains shower
- Room 4 - Double bedroom with en-suite shower room with electric shower

Bedrooms 1, 2 and 4 are currently set with good quality furniture which is included in the price. Each room has a fitted wardrobe. Room 1 and 4 have stunning views to the front of the property and 2 and 3 overlook a forested area to the rear.







## PRIVATE ACCOMMODATION / SERVICE AREAS

An attractive aspect of this sale is the private and spacious owners' accommodation. The accommodation is set to a double bedroom with en-suite bathroom with spa-bath and shower over.

In addition, the vendor utilises the large lounge on the ground floor which has triple aspect windows, including a patio door to the front aspects. The lounge has a door to the hallway and the kitchen.

The modern kitchen is spacious with ample wall and floor mounted units, offering generous storage space for both business and private use. The kitchen has fully electric appliances.

There is a separate washroom on the ground floor plus sufficient storage with a large linen store on the first floor and under-stairs cupboard on the ground floor.

The property has a fully floored loft which is accessed by pull-down ladders; the loft has lighting.







## GROUNDS

With prominent signage, Brae Lea Bed and Breakfast has a rising access off the main road. There is a small area of garden to the front of the subjects plus a large parking area laid to gravel. The spacious grounds to the rear are also laid to gravel with a large patio area. In addition, a drying area is set to the rear. The gardens have been designed to reflect an easy to maintain facility. Parking to the front and side of the property can accommodate up to 8 cars comfortably. The house has a large garage which is utilised as a workshop and to the rear is a separate room with a hot tub. Also, in the garage is a washroom and this is where the boiler is located. A lean-to wood-store is set to the rear aspects of garage.





## SERVICES

The subjects benefit from mains electricity, water and drainage. There is no gas to the property. Throughout, the heating is oil-fired. Externally the business has flood-lighting. Internally, the property has a fire-alarm system.

## ACCOUNTS

Brae Lea Bed and Breakfast is currently non-operating due to the retirement of the owners. Therefore, no trading accounts are available to potential purchasers.

## WEBSITE

The business does not currently have its own website.

## PRICE

Offers Over £340,000 are invited for the heritable property complete with trade contents (according to inventory), excluding personal items.

## EPC RATING

The EPC rating of the property is 'tbc'.

## RATES / COUNCIL TAX

The residential Council Tax is 'Band F'.

## 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 matters arising.

## VIEWING

All appointments must be made through the selling agents:

ASG Commercial Ltd

17 Kenneth Street, Inverness, IV3 5NR

T: 01463 714757 (5 lines)

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

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

## DIRECTIONS

See location map.

## 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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