



## HOTEL FOR SALE

The Millcroft, Strath,  
Gairloch, IV21 2BT

- Long established business in excellent trading position
- 12 en-suite letting rooms
- Popular tourist location
- Freehold including GW: offers over £700,000



#### LOCATION:

The Millcroft occupies an elevated, central, position within the picturesque village of Gairloch on the West Coast of Scotland. Gairloch is a popular tourist destination situated on the shores of Loch Gairloch amongst the awe-inspiring scenery of Wester Ross. Gairloch offers a wealth of spectacular natural arenas and activities for visitors to enjoy. There are several excellent sandy beaches in the area such as the brilliantly named Big Sand, and at Redpoint, which offers lovely views to Raasay and Skye on the Western Isles.

Gairloch forms part of the North Coast 500, a 516-mile circular route around the north coast of Scotland which starts and finishes at Inverness Castle and has increased in popularity year on year since it was launched in circa 2015. This draws thousands of tourist a year past the front door of the Millcroft with the town been widely regarded as one of the main overnight stops on the route.

This part of Scotland is synonymous with outdoor pursuits, such as water sports, climbing, walking, fishing and shooting and the location draws a significant amount of trade on an annual basis in the busier summer months, both on the basis of day trippers and general tourists alike.

#### DESCRIPTION:

The Millcroft is a detached traditional hotel which has been extended to the rear in the 80's providing 12 individually styled ensuite letting rooms and a busy, well presented, lounge bar & restaurant.

The bedrooms are arranged over ground, first and attic floors being accessed via an internal staircase with two of the suites having private external access.

The bedrooms are tastefully decorated comprising six en-suite letting rooms, four two-bedroom suites and two self-catering units. They all benefit from seating, writing desk, television, tea & coffee making facilities and Wi-Fi.

The lounge bar/restaurant, which can accommodate approximately 36 at present and both dining areas combined can accommodate up to 40 at present or greater if desired. It enjoys stunning views over the loch and provides a warm, welcoming and cosy environment. The restaurant is served by a good size and well laid out commercial kitchen with ample storage.

#### ACCOMODATION:

**Ground Floor:** Entrance vestibule, reception hallway, breakfast room, restaurant/lounge bar, public bar, customer toilets, cellar and fully fitted kitchen.

#### Letting accommodation at ground floor includes:

- A two-bedroom suite comprising an open plan kitchen/living area at ground floor with two single bedrooms and private bathroom at first floor,
- A sea view two-bedroom apartment comprising open plan kitchen/living room area a ground floor and a double bedroom, twin room and private bathroom at first floor
- A family suite which comprises a double bedroom, twin bedroom, private shower room and small cosy living room all on the ground floor.

#### First Floor:

- Two sea view doubles with en-suites
- Deluxe sea view double with en-suite
- Sea view twin ensuite bedroom
- Two mountain view single en-suite bedrooms.



#### Attic Floor:

- Classic suite comprising double bedroom, bathroom and living room
- Deluxe sea view suite comprising double bedroom, single bedroom, private shower room and cosy living area
- A further sea view suite comprising en-suite double bedroom and living area.

#### Owners/Managers Accommodation:

At present the vendor is currently residing in duplex apartment which comprises two double bedrooms and open plan kitchen/living area over first and attic floor with the manager occupying a double suite within the management area, which is in the process of being renovated.

There is future potential to re-introduce either one or both of these back into the room inventory should it be desired with further expansion potential through the letting of room 24 which is above the bar and is currently utilised as the chef's accommodation.

**External:** Patio with outdoor tables and parking.

#### THE BUSINESS:

The Millcroft offers an easily managed popular and busy hotel which provides a good level of year-round trade. The Gairloch holiday park is located to the rear of the hotel which provides additional income to the restaurant and bar from April to October.

The guest profile is largely derived from leisure and tourism with a significant proportion of historic guests coming from mainland Europe via a number of on-line booking agent sites.

#### ACCOUNTS:

Trading accounts are available upon request to seriously interested parties.

#### PRICE:

Our clients are seeking offers over £700,000 for the property, fixtures and fittings.

#### LEGAL COSTS:

Each party to be responsible for their own legal costs incurred during the transaction with the ingoing purchaser being responsible for stamp duty, land tax, registration dues and VAT incurred.

#### ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the property is available upon request.

#### ENTRY:

Can be negotiated upon completion of legalities.

#### VIEWING & FURTHER INFORMATION:

Strictly by appointment and arrangements can be made by contacting the business advisory team;

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#### REFERENCE

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**CONTACT:**  
Viewing is strictly by appointment and arrangements can be made by contacting -



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