

**FOR SALE**  
HOTEL + LEISURE

**GRAHAM  
SIBBALD**



**The Old Inn & Brewhouse, Flowerdale, Gairloch, IV21 2BD**  
**Offers over £950,000 – Freehold**

Find out more at  
[www.g-s.co.uk](http://www.g-s.co.uk)

- **Stunning Position Adjacent to Gairloch Harbour**
- **Sits on the North Coast 500 Route**
- **17 Letting Bedrooms**
- **Bar/Restaurant & Function Space**
- **Excellent Occupancy Statistics**
- **Seaside Views Overlooking Gairloch Harbour**
- **Staff Accommodation and Owner's Accommodation**



## INTRODUCTION

Gairloch is a scenic village on the West Coast of Scotland, on the shores of Loch Gairloch in Wester Ross, some 57 miles northwest of Inverness. The village is situated on the increasingly popular North Coast 500 route, and in addition is popular with walkers and other tourism visitors during seasonal periods. The hotel lies in the centre of the village. The hotel is located adjacent to Gairloch Harbour on the south side of the village. The Old Inn & Brewhouse is a busy small hotel located at the foot of the Flowerdale Glen and a short walk from Gairloch Beach with views of Strath Bay. The property is well established and popular with locals and the high volume of tourists to the area. Nearby attractions, include the 9-hole Highland Gem Golf Course at Gairloch, whale watching, Inverewe Garden, Bienn Eighe Nature Reserve and the Torridon Mountain Range. The location of the properties are shown on the appended plan.

## THE PROPERTY

The Old Inn & Brewhouse is a detached two storey property of traditional construction all under a multi-pitched slate covered roof. It is likely to date back to the 18th Century and external walls are harled with a painted finish. To the rear of the subjects is a detached staff block providing 6 staffrooms. This is single storey modern construction under a pitched roof. There is also a large tarmacked car park between the 2 properties.

## ACCOMMODATION SUMMARY

The main entrance at the front leads via a weather porch to entrance hallway and reception counter with office behind, the accommodation comprises, briefly, as follows:-

### Public Areas

- Front bar
- Lounge area
- Rear restaurant

## ACCOMMODATION SUMMARY CONT/D...

### Letting Accommodation

- 17 Letting Bedrooms

### Private/Staff Accommodation

- 2 Staff flats
- Block of 6 staff bedrooms

### Service Areas

- Commercial kitchen

### Outside

- Rear garden

### Planning / Development

- Pre-planning for 9 lodges



### TRADE

Turnover - Pre-Covid + £850,000 with 2022/23 was £630,000 with rooms close to pre-Covid levels and F&B improving year on year. Accounts for the business will be provided following a successful viewing appointment.

### STAFF

Staffing levels fluctuate due to seasonality and full staffing details will be provided upon request. TUPE will be in effect.

### LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

### SERVICES

The Old Inn & Brewhouse is connected to the mains drains, electricity and water. LPG gas and oil are used for the kitchen and hot water/central heating system.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

The Old Inn & Brewhouse – EPC Rating - G.



The high rooms occupancy and harbour location provide strong food and beverage income from both resident and non-resident trade. It has been identified that further bookings are still being turned away during seasonal months and have justified a need for some additional lodges/letting rooms. Favourable discussions have been held with the Planners regarding 9 additional accommodation lodges on the site. We understand that the Planners are amenable to additional lodges being constructed in the future.

The Old Inn & Brewhouse operated a small microbrewery pre-Covid offering a range of local draught beers which has only been for sale for patrons of The Old Inn & Brewhouse. However last year their NC Gold Brew proved so popular it was decided to brew a larger quantity for bottling which is now for sale elsewhere.

The menu at The Old Inn & Brewhouse provides quality Scottish fayre specialising in local seafood and game dishes, offered in the relaxed and welcoming restaurant or as bar meals. We understand that the approximate breakdown in sales income is in the region of 48% food sales, liquor sales 17%-19% and accommodation 32%-35%.

We believe this to be a healthy sales mix, especially as there seems to be some considerable growth available to the accommodation sales, from lodges, which will supplement further food and beverage sales in the future.

## **RATEABLE VALUE**

The Old Inn & Brewhouse - Rateable Value £58,000 (1st April 2023).

## **TENURE**

Heritable / Outright Ownership Interest.

## **PRICE**

Offers over £950,000 are sought for the heritable interest in the property, the trade fixtures, fittings, furnishings and equipment, excluding personal items, together with the goodwill of the business, which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry. (A list of personal items excluded from the sale can be provided on request.)

## **EXCLUSIONS**

Personal effects of the vendors. Standard industry items held under rental, lease or lease purchase agreements.

## **FINANCE/BUSINESS MORTGAGES**

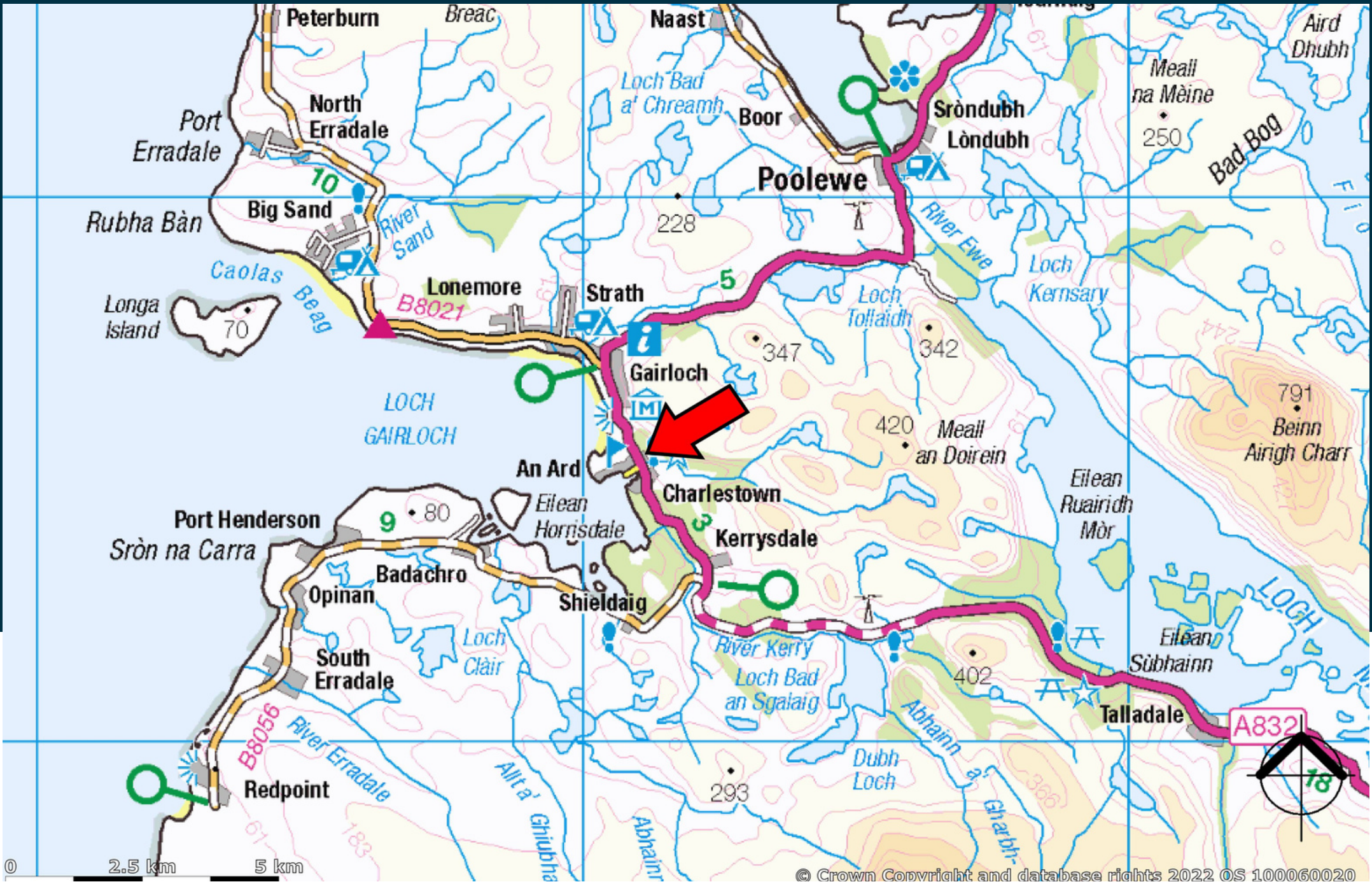
Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

## **VIEWING**

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.









## OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald, 40 Torphichen Street, Edinburgh, EH3 8JB  
Email – [LT@g-s.co.uk](mailto:LT@g-s.co.uk)



To arrange a viewing please contact:



**Peter Seymour**  
Director of Hotel & Leisure  
[Peter.Seymour@g-s.co.uk](mailto:Peter.Seymour@g-s.co.uk)  
07967 551 569



**Emily Hewitson**  
Hotel & Licensed Trade Agent  
[Emily.Hewitson@g-s.co.uk](mailto:Emily.Hewitson@g-s.co.uk)  
07795 518 627

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2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

Date published: DECEMBER 2023

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.