



Offers in the region of
£745,000
(Freehold)
(Leasehold option available)

The Corran Restaurant & Bar with Rooms,
Corran, By Glencoe, PH33 6SE





Exceptionally stylish modern business premises opened in 2017

Built and designed to a high specification with outstanding features

Offering 5 exceptional quality en-suite letting bedrooms with modern facilities throughout

A unique Highland non trading restaurant in a stunning rural location with views over Loch Linnhe adjacent to the very popular Corran Ferry

Vendor finance may be offered to suitably qualified purchasers

DESCRIPTION

The site of Corran has a long and distinguished history with an Inn being present on the site for centuries in support of the short ferry crossing across Loch Linnhe to the Ardnamurchan peninsular. The Corran has been built anew on the site of the former hotel and was completed in 2017. This exceptionally stylish property blends modern facilities seamlessly into the natural beauty of this part of the Highlands. The building has been constructed utilising a mix of modern and traditional materials with a strong influence of natural / wooden features. The Corran is fast becoming a destination location for the many discerning visitors to the West Coast of Scotland. Enjoying a stunning trading location set on the shores of Loch Linnhe, the restaurant has made excellent use of full aspect, ground to ceiling, glazed frontage offering uninterrupted views over water and toward hills beyond. Since Covid, the owners have been trading the rooms but not the restaurant due to their personal circumstances.

Some of the letting rooms also benefit from superlative vistas. The property has a truly mystical backdrop but is within an easy-to-locate setting benefitting from a close proximity to the A82 and within an area where there are many campsites, self-catering properties, and bed and breakfasts (many within walking distance) which historically generated a high level of trade. This striking and distinctive building demonstrates the vision and flair of the owners to provide an exceptional level of comfort and service to its clientele. This is a truly unique property for anyone wishing to own a prestigious business opportunity within the heart of some of the most beautiful countryside in the UK, close to both Fort William / Ben Nevis and the infamous Glencoe.

The property has an outstanding ambience generated by excellent use of views, timbers and modern facilities. The restaurant area is split between a ground level service area and first-floor balcony seating area. The business has 5 outstanding letting bedrooms which are all presented to an exceptional standard with beautifully appointed en-suites. The whole business is maintained with excellent support areas including a highly functional and well-appointed kitchen, chilled cellar and a variety of storage rooms including an office, staff room etc. The business would be an ideal acquisition for a couple with catering experience wishing to drive the business and food trading elements to the next level. Alternatively, the premises would suit themselves to a new business model such as a boutique hotel, guesthouse or a café. Planning permission and a building warrant has been granted for conversion of the restaurant first floor for an additional four 'pod' bedrooms. Plans are available to interested parties.





TRADE

The Corran Restaurant and Rooms commenced operation after a full rebuild programme in April 2017 and has operated on a restricted basis from time to time since opening. The business operates full time over the summer season of March to the end of October. The present trading model is based upon generating revenue from the 5 exquisite en-suite letting rooms. The Corran Restaurant and Rooms is developing a strong reputation but due to family commitments the current owner feels that the business would be best served under the stewardship of new owners.

The restaurant is currently not open, however historic trading figures are available to seriously interested parties to demonstrate the potential over the first few years of trading. The business is trading at a chosen level and the venter wishes for new motivated owners, with some hospitality experience, who could substantially increase trade to where it should be, thus offering a service to the local community as well as the tourist trade. The improved trading could be achieved by opening the restaurant, extending the rooms opening period. Trading as a small independent business, the owners endeavour to trade a quality establishment providing a high level of service and facilities.



The main restaurant seats 42 utilising a mix of free-standing tables and chairs. The feature bar adds to the general ambience plus the customer facilities are of an exceptional standard. The first-floor area seats 19 diners plus areas of soft furnishings for those guests just wishing to enjoy a relaxing drink after a busy day's activities. Externally, there is an area of decking set to bistro-style tables and chairs which comfortably accommodate 20 guests. The extensive use of glass allows for the full benefit of the glorious environment to be appreciated by all.

The quality of the building, fixtures and fittings make this an undoubted turn-key operation with virtually no requirement for any immediate capital expenditure by new owners. The business is establishing itself as a popular destination venue benefiting from a growing level of repeat trade. Trading from an active modern website which uses 'Freetobook' as its on-line automated booking format, the business also has a strong social media presence and utilises a number of portal websites.

The businesses' clientele is derived from the many holiday makers and business people who visit Fort William and the surrounding areas. Tourism is the main driver of trade and includes the many visitors who play golf, fish, undertake walking and climbing holidays or partake in a more sedate excursion of the West Coast taking in the many sites, castles and historical features. Other visitors include ornithologists and naturalists who find an abundance of wildlife for an extended stay. The location and stature of the building is such that it is easy to locate for those who have booked via the internet or for the casual passer-by. The vast majority of room occupancy is booked in advance and forward bookings are always strong.

LOCATION

Located just off the A82 on the road leading to the Corran Ferry, The Corran benefits from a high level of passing trade. The business is well positioned to offer an excellent base to explore the Highlands and benefits from being equidistance from Fort William and Glencoe and about 20 minutes from both the Nevis Ski Range & Glencoe Ski areas. The West Coast of Scotland is famous for its spectacular countryside, rugged mountains, stunning coastline and beautiful beaches. The idyllic scenery and open spaces combine to make the area highly popular with those seeking a relaxing holiday in the Scottish Highlands. The area is renowned for its outdoor activities and there are Munro's aplenty on the doorstep plus many more leisurely walks close by. The Ardnamurchan peninsula offers some of the most breath-taking scenery on offer and is accessed from



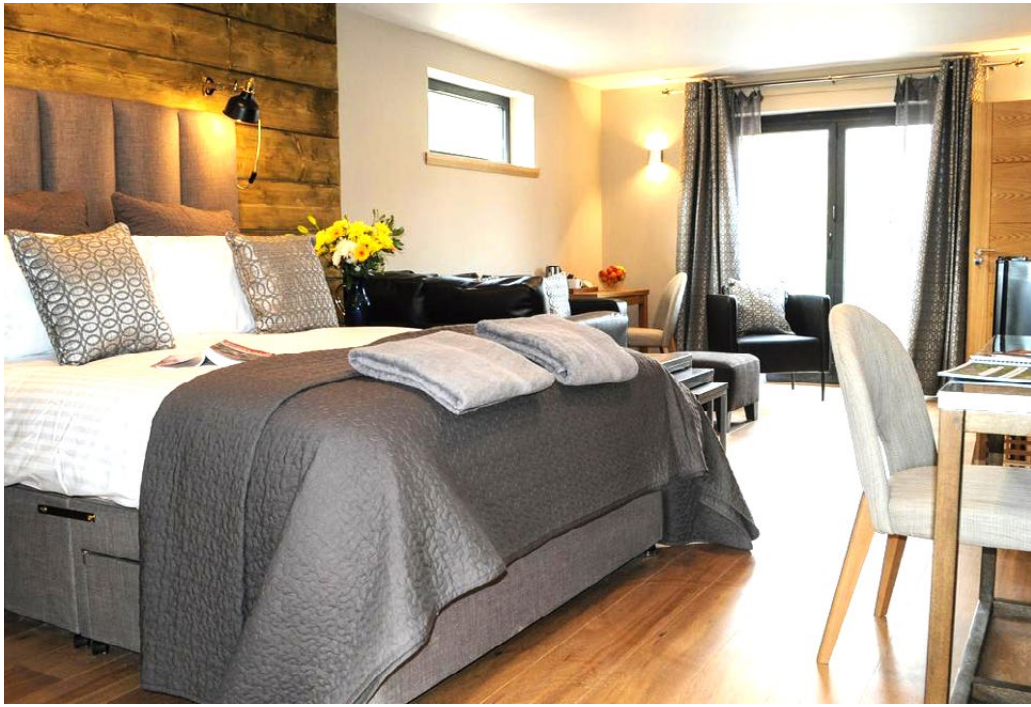




the Corran Ferry adjacent to the business. Ben Nevis and Glencoe are two of the major mountaineering centres in Scotland and nearby is the 5-Star visitor attraction, The National Ice Climbing Centre. Mountain biking is also a favoured pass-time. Whilst the Nevis Range and surrounding area of Lochaber boasts a large number of mountain bike trails from Cross Country and white knuckle downhills to relaxing forest, suiting every level of experienced riders. There are many places of historical interest one being the Glenfinnan Monument, at the head of Loch Shiel, and another is Glencoe where the massacre of Glencoe took place.

The coastal location supports sea-fishing, sailing and kayaking, with the area is also a renowned fishing location (sea, loch & river). The Corran is close to the village of Onich and benefits from services including a hotel, grocer shop, garage and a full range of social and welfare facilities in Fort William, 8 miles away. Primary schooling is available in Onich and both primary/secondary schooling is available in Fort William. The Corran is located adjacent to the Glenrigh Forest and a 15-minute walk from the popular & impressive Inchree Waterfalls.





REASON FOR SALE

The present owners purchased The Corran Hotel in 2011, completely demolished it and then subsequently developed the existing business. The project has offered challenges and a great deal of personal satisfaction. Unfortunately, due to changes in family circumstances, the business is prematurely offered for sale.

THE PROPERTY

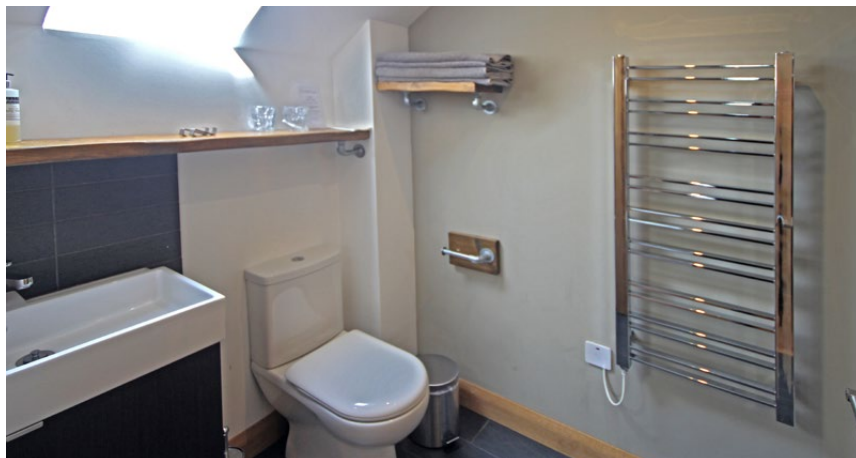
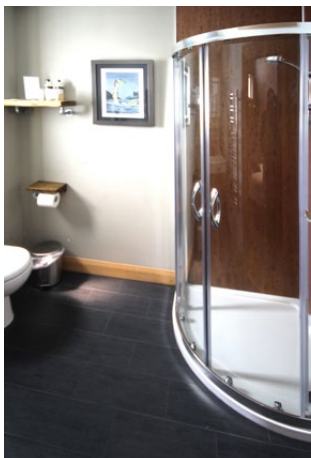
Of contemporary design and construction under pitched roof, the business offers a highly attractive modern building in a stunning setting. The Corran draws together modern design features which hark back to the character with more traditional building methods using significant timber features.

PUBLIC AREAS

Access to the main restaurant is from the side of the building with steps (and a ramp for those less-able guests). Disabled parking is positioned immediately next to the ramp. Access is via a fully glazed door into a vestibule and thereafter into the spacious restaurant. This highly attractive trading space is laid out to free-standing tables and chairs which are well-spaced offering ample room for guests and staff. An immediate impact is the floor to ceiling glazed feature wall with picture views to Loch Linnhe and the hills beyond; a true destination setting. The quality of the fixtures and fittings within the restaurant are of an exemplary standard and set the scene throughout. The expansive feature bar servery is a standout focal point. A further feature are the bi-fold doors which lead out onto an area of decking set to bistro-style seating. The ladies and disabled bathrooms are also located on the ground floor.

Stairs, with spotlights embedded in the treads, lead to the first-floor customer area. This is also set to free-standing dining tables plus a mix of soft furnishings. This splendid space overlooks the dining area below and also has the benefit of the full glazed gable wall to the views beyond. There is a compact staff service point benefiting from a 'dumb-waiter' direct to the kitchen facilitating an ease of service. Off this area are beautifully appointed gents and ladies' bathrooms.







LETTING BEDROOMS

The Corran has 5 quality guest bedrooms all benefiting from modern en-suite facilities plus a unique character and charm. Each room is spacious and comfortable with seating areas, smart TV, hairdryer, complimentary toiletries, tea / coffee hospitality trays, fridges and are delightfully furnished and attractively decorated. A cooked breakfast is not presently offered to guests but complimentary breakfast items are located in the in-room fridges. The rooms are configured as follows:

Room 1	Ground floor suite with en-suite shower room and private decking area offering views over Loch Linnhe. Inter-connecting to:
Room 2	Ground floor suite with en-suite shower room and private decking area with views over Loch Linnhe.
Room 3	Double en-suite bedroom set to the first floor with spacious sitting area offering views to Loch Linnhe.
Room 4	Spacious double room set to the first floor with en-suite shower room and spacious seating area.
Room 5	Attractive double room set to the first floor.

PRIVATE ACCOMMODATION

There is no owner's accommodation set aside with this property although there is scope for new operators to utilise one of the letting bedrooms. As an alternative, the current owner has a 3 bedroom self-catering property nearby which may be available for long term rental or purchase (www.theshack.scot).

SERVICE AREAS

An attractive feature of this sale is the exceptionally well-appointed trading elements. The equipment is new and the kitchen has been well considered in terms of layout etc. The modern kitchen boasts a large extraction unit above the cooker, fryers and griddle units and is well provided for in terms of basic equipment and ample preparation spaces. There is a double sink and space for a dishwasher plus there is ample storage. A 'dumb waiter' transports meals to the first-floor dining area, avoiding the H&S issues with food on stairs. A freezer / fridge storage room is off the kitchen with adequate storage units. There is a staff bathroom off the storeroom. Access for deliveries is from the side of



the building directly into the kitchen. In addition, there are secondary storage buildings external to the kitchen. Off the bar is a chilled cellar which has an internal door and an external door facilitating ease of deliveries. On the first floor there is a staff restroom, office and a further storeroom.

GROUNDS

The Corran is a substantial property and benefits from a prime roadside trading position overlooking Loch Linnie to the spectacular mountain back drop behind Ardgour. There is off-road parking for up to 20 cars; ample for business needs and owners use.

SERVICES

This new property benefits from mains electricity, water and drainage plus LPG gas for cooking. There is air-to-air heating and air conditioning for the restaurant areas. The letting bedrooms have underfloor heating and uses an air source heat pump system, which are ideal match and very economical to run. The property is double-glazed throughout. The building benefits from an integral zonal fire alarm system which meets all fire compliance requirements. The business also conforms to all EHO building standards.

DEVELOPMENT OPPORTUNITIES

This highly attractive sale presents a number of opportunities to develop the current business further, these could include:

- The premises would suit themselves to a new business model such as a boutique hotel, guesthouse or a café. Planning permission and a building warrant has been granted for conversion of the first floor restaurant area into four additional 'pod' bedrooms.
- Include an advanced order / drive through business model, which could be very popular with locals who used the ferry regularly.

ACCOUNTS

The present trading pattern provides a strong turnover with undoubted growth potential. Full trading figures will be made available to interested parties subsequent to viewing.



PRICE

Offers in the region of £745,000 (Freehold) are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation. Leasehold option available.

FINANCE & LEGAL SERVICES

ASG Commercial Ltd is 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. In addition, the vendor has indicated that, subject to the appropriate checks, he may be willing to offer vendor finance to suitably qualified candidates.

EPC RATING

The property has an EPC rating of 'bbc'.

RATES

The Corran has a Rateable value of £22,000.00 (April 2023).

DIRECTIONS

See location map (Fort William 8 miles, Glencoe 7.5 miles, Inverness 73 miles). The what3words reference is ///random.butterfly.overdone

WEB PRESENCE

www.thecorran.net

VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 17 Kenneth St, Inverness, IV3 5NR

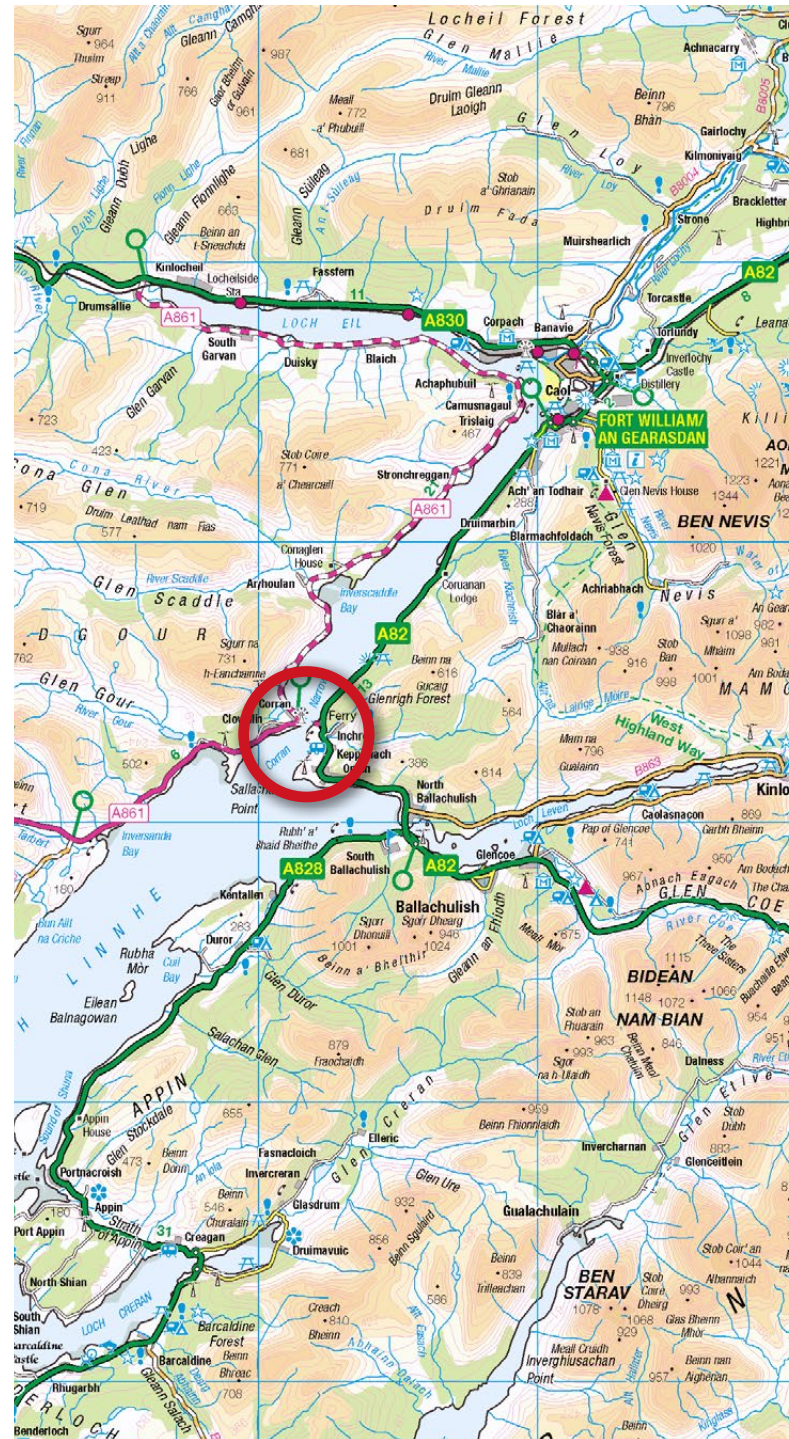
T: 01463 714757

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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