



TRADING PUB & RESTAURANT WITH 6 LETTING ROOMS & MANAGER'S ACCOMMODATION

FLOOR AREAS - STAR INN: 3,126 FT² | STAR LETTING ROOMS: 1,593 FT² | MANAGER'S HOUSE: 613 FT²

CLOSE TO INVERNESS AIRPORT AND ONLY 10 MILES FROM INVERNESS

ON-SITE CAR PARKING | EXTERNAL COVERED SEATING

OFFERS OVER £595,000 INVITED

FOR SALE

**THE STAR INN, LETTING ROOMS & MANAGER'S HOUSE
HIGH STREET, ARDELSIER, IV2 7QB**

CONTACT: Neil Calder: n.calder@shepherd.co.uk | Linda Cameron: linda.cameron@shepherd.co.uk Tel: 01463 712239 | www.shepherd.co.uk



LOCATION

Inverness is the Capital and main administrative centre for the Highlands and Islands of Scotland covering a wide geographic area serving over 350,000 people. The expanding city is well connected via the main A9 leading south to Perth, Glasgow and Edinburgh, and north to Wick and Thurso. The A96 connects to Aberdeen and the A82 to Fort William. The city is well served by public transport and has direct rail links to Aberdeen, Edinburgh, Glasgow and Perth. It also benefits from an excellent bus network that connects Inverness to other towns and cities in the north of Scotland, as well as further south.

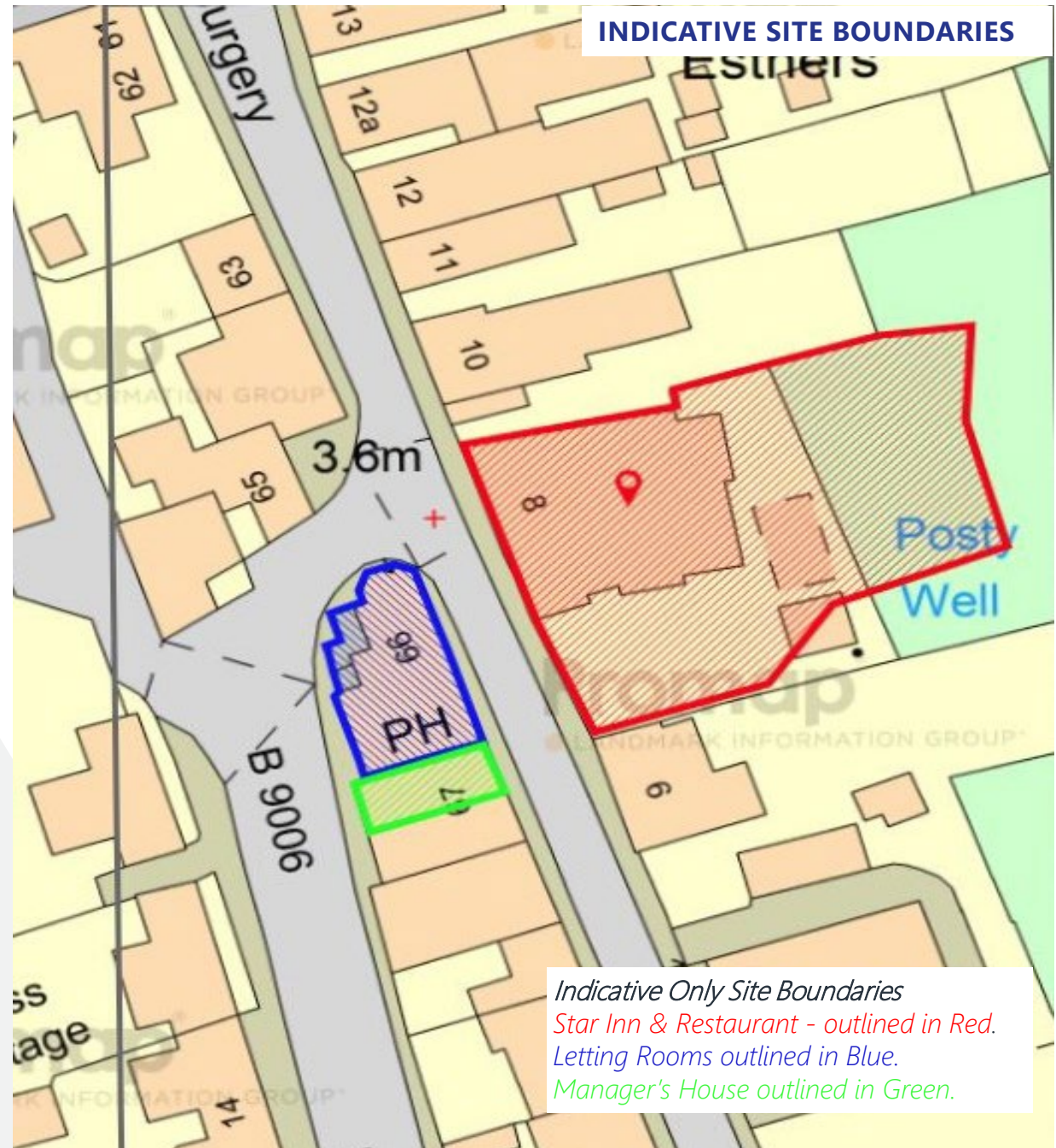
Ardsier is a scenic coastal village and popular tourist spot enjoying open views over the Moray Firth. The village lies approximately 11 miles to the north east of Inverness via the main A96 trunk Road leading to the B9039 or B9006. The subjects are prominently located and well placed for a range of local amenities at the junction of High Street with Stuart Street within Ardsier village centre. The neighbouring area is primarily residential in nature with Ardsier Pharmacy and McColl's convenience store nearby. Some of the key local features include:-

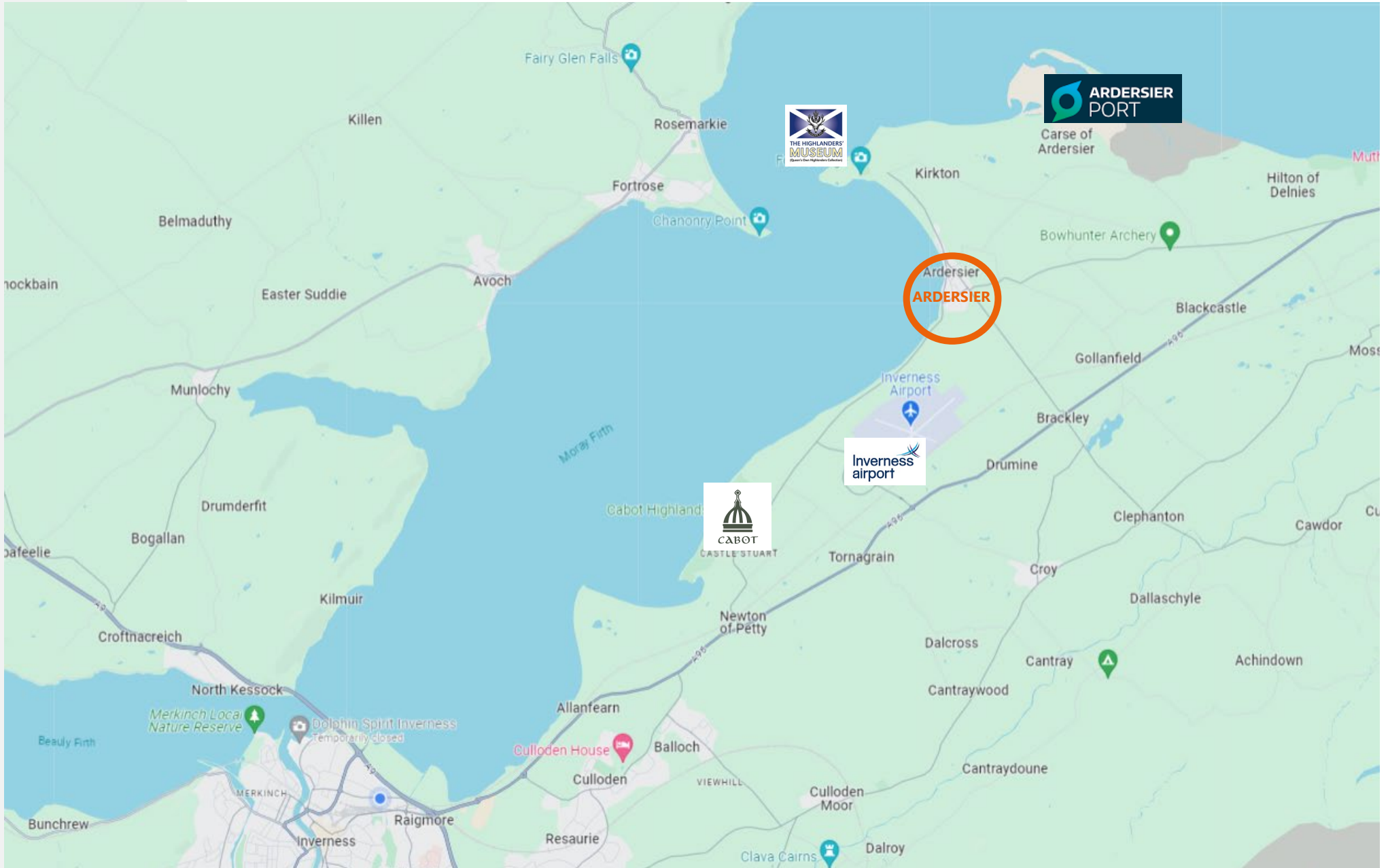
Fort George (1.5 miles north) is a busy tourist attraction and received 76,169 visitors during 2019. It is a large 18th century fortress, the fortification is based on a star design; it remains virtually unaltered and nowadays is open to visitors with exhibits and facsimiles showing the fort's use at different periods, while still serving as an army barracks.

Inverness Airport (3 miles south) sees up to one million passengers per year and it is only a few minutes drive from Ardsier (3 miles), situated at Dalcross. The airport is the main gateway for travellers to Inverness and the North of Scotland with a range of scheduled services throughout the United Kingdom, and various scheduled services to Continental Europe. Charter and freight flights operate throughout the UK and Europe. Airlines flying to and from include Loganair, EasyJet, KLM and British Airways providing a point-to-point service to the rest of the world.

Ardsier Port (3 miles east) is a significant £300 million regeneration project for the local economy and builds on the site's proud history. The major redevelopment works shall provide an energy transition facility to serve offshore wind farms and other projects contributing to the UK's offshore wind energy targets and decarbonisation priorities. It is a 450-acre industrial site located to the east of Inverness and one of the largest brownfield ports in the UK. The operators, Haventus project that the site will employ 3,000 people at full utilisation.

Cabot Highland (4 miles west) previously known as Castle Stuart, is home to the renowned 18-hole Castle Stuart Golf links, designed by Mark Parsinen and Gil Hanse. It also features a practice range, an art-deco inspired clubhouse, and the historic 17th century castle after which the golf course was named. The facilities will expand with the build of a second golf course designed by acclaimed architect Tom Doak, scheduled to open in 2025.





DESCRIPTION

The property comprises the Star Inn Pub & Restaurant, the Star Inn Letting Rooms (Alma Hotel) plus a 2-bedroomed mid-terraced manager's house.

The Star Inn Pub & Restaurant comprises a detached 2-storey traditional building of stone and synthetic slate construction incorporating a 2-storey projection to the rear plus flat roofed single-storey projections to the north and rear elevations. There is block paved and demarcated parking (4 spaces) at the south gable of the building plus a timber constructed external seating area.

The Star Inn Letting Rooms (Alma Hotel) comprises an end of terrace "B" Listed traditional building of stone and slate construction under a pitched roof. The building has recently been fully refurbished including a new roof and repointed stonework. Internally the letting rooms (6) are decorated and finished to a modern high specification with all rooms having en-suite facilities and under floor heating.

The Manager's accommodation comprises a mid-terraced 2-storey traditional house of stone and slate construction also recently refurbished attached to the Letting Rooms building but separately accessed from Stuart Street. The property also benefits from under floor heating.

The accommodation within each building is detailed with the table overleaf.

SERVICES

The Star Inn & Restaurant benefits from oil-fired central heating plus a gas supply to the kitchen. A Froling P4 Biomass boiler provides under floor heating to both the Star Letting Rooms building and the Manager's house. All of the buildings are connected to mains supplies electricity, water and drainage.

RATEABLE VALUE

The property is listed in the current Valuation Roll as follows:

Public House (Apportioned Res): NAV/RV - £20,000

Hotel: NAV/RV - £7,000

EPC

The Star Inn Pub & Restaurant – Rating: "B".

The Star Inn Letting Rooms (Alma Hotel) – Rating: "B".

The Star Inn Manager's House – Rating: "B".

Certificates and Recommendation Reports are available on request.

PLANNING

The Star Inn has most recently been operated as a pub and restaurant under Use Class: Sui Generis and the Letting Rooms under Use Class: 7 (Hotels and Hostels).

Other potential uses may be possible, subject to securing the appropriate Planning Permission from The Highland Council.



FLOOR AREAS

The accommodation and corresponding floor areas are detailed within the table below:-

Accommodation	M ²	FT ²
STAR INN & RESTAURANT GF – Lounge Bar, Public Bar, Breakfast Room, Kitchen, Prep Area, Stores, Staff and Customer Toilets, Cellar & Spirit Store	223.31	2,403.69
FF – Restaurant (32 Covers) with Bar, Toilets	67.13	722.62
Total:	290.44	3,126.31
STAR LETTING ROOMS (ALMA HOTEL) GF – Entrance Hall + 3 En-Suite Guest Bedrooms	78.30	842.82
FF – 3 En-Suite Guest Bedrooms	69.74	750.63
Total:	148.03	1,593.44
MANAGER'S ACCOMMODATION GF – Entrance Hall, Toilet, Kitchen and Living Room	32.27	347.36
FF – 2 En-Suite Double Bedrooms	24.69	265.79
Total:	56.96	613.15
Overall Total:	495.43	5,332.90

THE BUSINESS

The property has been trading on a restricted seasonal basis. The vendor intends to continue to operate the business up until the point of sale. Overall, financial performance and room bookings has been good. Accounting information is available to seriously interested parties.

SALE PRICE

The property including the trade equipment, fixtures and fittings is for sale with vacant possession. We are inviting unconditional offers from parties interested in acquiring our client's heritable interest (Scottish equivalent of English Freehold) at **Offers over £595,000, exclusive of VAT.**

LEGAL COSTS & VAT

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the purchaser will be responsible for LBTT, Registration Dues and VAT thereon. VAT will apply to any transaction/s.



STAR INN – BAR, RESTAURANT & KITCHEN AREAS

STAR INN, LETTING ROOMS & MANAGER'S HOUSE, ARDERSIER



STAR INN – LETTING ROOMS (ALMA HOTEL)



STAR INN – LETTING ROOMS



STAR INN, LETTING ROOMS & MANAGER'S HOUSE, ARDERSIER

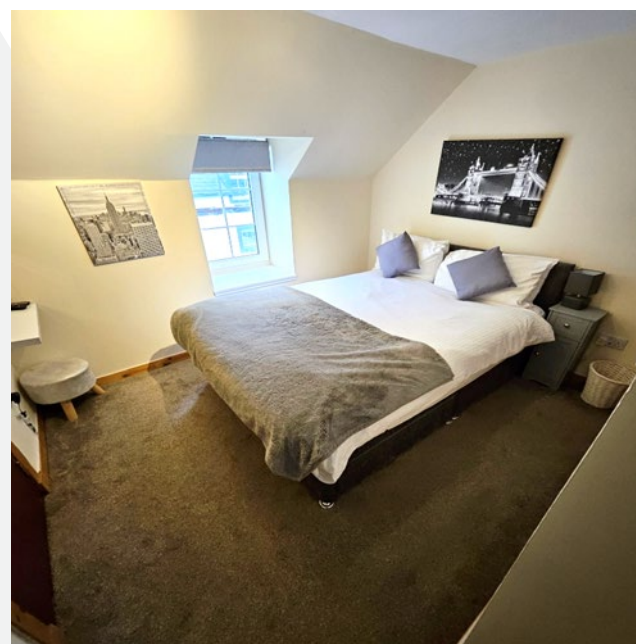
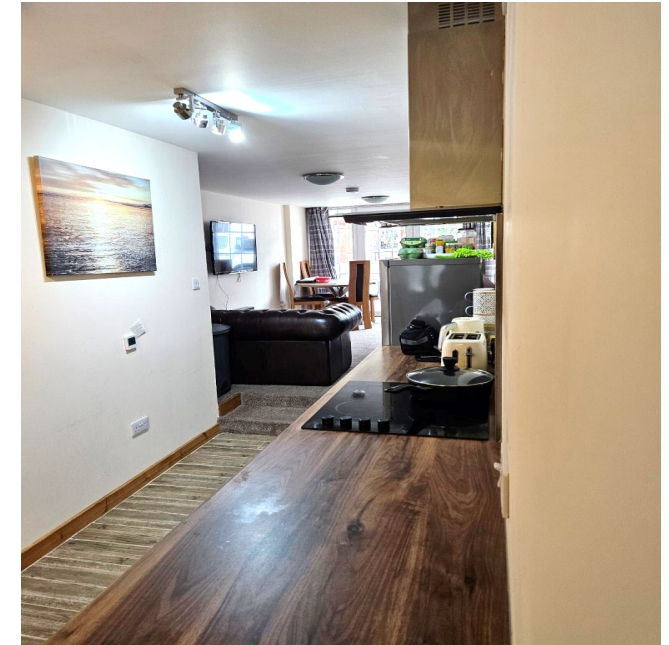
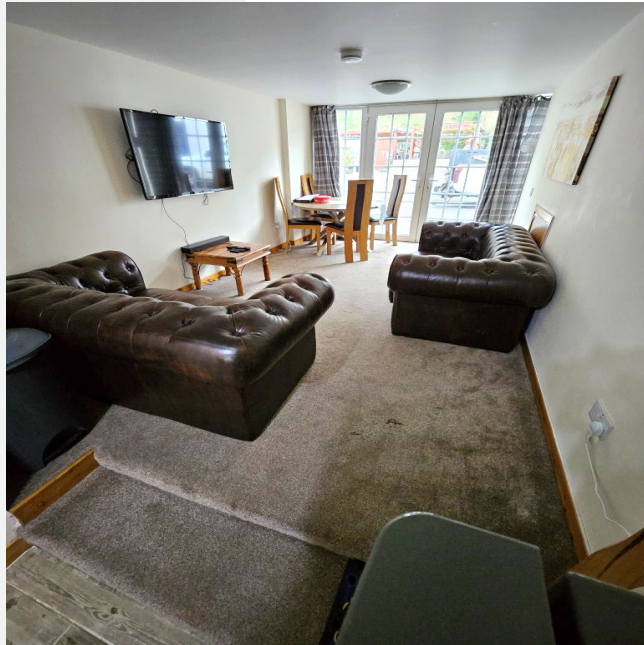


MANAGER'S HOUSE



MANAGER'S HOUSE

STAR INN, LETTING ROOMS & MANAGER'S HOUSE, ARDESIER



STAR INN – PARKING & EXTERNAL SEATING



For further information or viewing arrangements please contact the agents:

Shepherd Chartered Surveyors, Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA

Contact: Neil Calder: n.calder@shepherd.co.uk | Linda Cameron: linda.cameron@shepherd.co.uk | Tel: 01463 712239

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication Date: April 2024