



FOR SALE

COURIE INN HOTEL, BAR & BISTRO
Main Street, Killin, FK21 8UT

Prominent position in the picturesque village of Killin

Very popular Bar & Bistro

TripAdvisor Certificate of Excellence

Rising Turnover

7 charming letting bedrooms, all en suite

Staff Accommodation

Parking to the front

LOCATION

The Courie Inn is located in a prominent position, on the main road through the picturesque village of Killin on the A827.

Rich in history, the village is located in the central Highlands of Perthshire and to the west of Loch Tay. Killin is a popular stopover for travellers and a renowned destination choice for those seeking magnificent Scottish scenery and all manner of outdoor pursuits. Famously known for the Falls of Dochart - scenic waterfalls that run through the village, and the Breadalbane Mountains surrounding, visitors enjoy the stunning views.

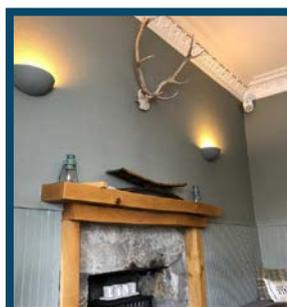
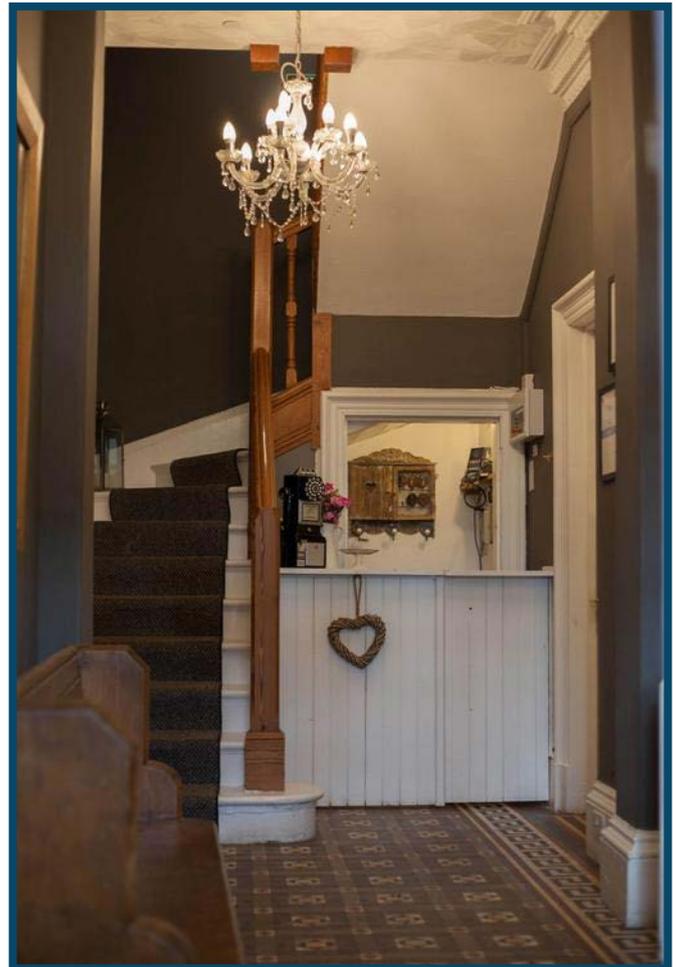
Nestled in The Loch Lomond & The Trossachs National Park with Ben Lawers National Nature Reserve nearby, visitors can enjoy a lovely mix of wildlife spotting, outdoor activities and walking. Killin also benefits from being on the increasingly popular Rob Roy Way.

Whilst almost the geographical epicentre of Scotland Killin and The Courie Inn are only an hour and a half from both Edinburgh and Glasgow

DESCRIPTION

The main building is of traditional two storey and attic design, with planning permission to further extend to the rear.

Since purchasing the property in 2013, our clients have invested heavily in a comprehensive refurbishment programme which has seen a complete redevelopment of the original property. They have managed to create something truly special with The Courie Inn, as the Hotel offers cosy yet contemporary accommodation for its guests. Our clients have managed to enhance the



traditional features of the building, whilst incorporating some modern concepts.

There are 7 rooms to choose from, consisting of a large family room or romantic suite, 2 family rooms, 3 king size rooms and 1 double – all with names, inspired by their Scottish surroundings. There are various upgrades to rooms in order to accommodate guests needs, such as handcrafted bunk beds and pull-out beds. The MacDonald suite also boasts a beautiful roll top bath, the perfect addition for a Romantic stay.

Whichever room guests pick, there is a common occurrence in the online reviews; they are all extremely clean & comfortable. All rooms benefit from private bathrooms fitted with either a bath, shower or both. There is a flat screen TV in each room and guests can log on to free WiFi.

Another attraction to the hotel is the offering of some 'pet friendly' rooms, allowing guests the option to bring along their furry friends.

BUSINESS

The Hotel provides accommodation suitable for Romantic getaways, groups of friends, family trips or lone travellers looking to enjoy the great outdoors. It is a place for everyone to relax in a very friendly atmosphere.

Rooms can be reserved through the popular booking sites, such as Booking.com and Expedia – or through the increasingly popular and comprehensive direct booking system and Hotel's own dedicated website and many repeat customers.

When guests check-in they are welcomed to their room with complimentary tea, coffee, hot chocolate, bottled water & toiletries. It's the little touches like this, coupled with the teams tremendous efforts to make every guests stay as comfortable as possible, that have contributed to The Courie Inn achieving its 'Superb' rating on Booking.com and a Certificate of Excellence from TripAdvisor.

Ultimately, the business has two income streams; the letting rooms of hotel and the food/wet sales from the Bar & Bistro. Sales have risen consistently, up to the current level of circa £440,000 net of V.A.T.

As the Bar & Bistro are open to the public, the Courie Inn has become a real hub of the local community. The Bar offers a great selection of beers, wines and spirits and a popular menu of 'pub meals' and snacks. Alternatively, if more of a dining experience is preferred modern Scottish and local dishes can be ordered from the Bistro.

Opening Times

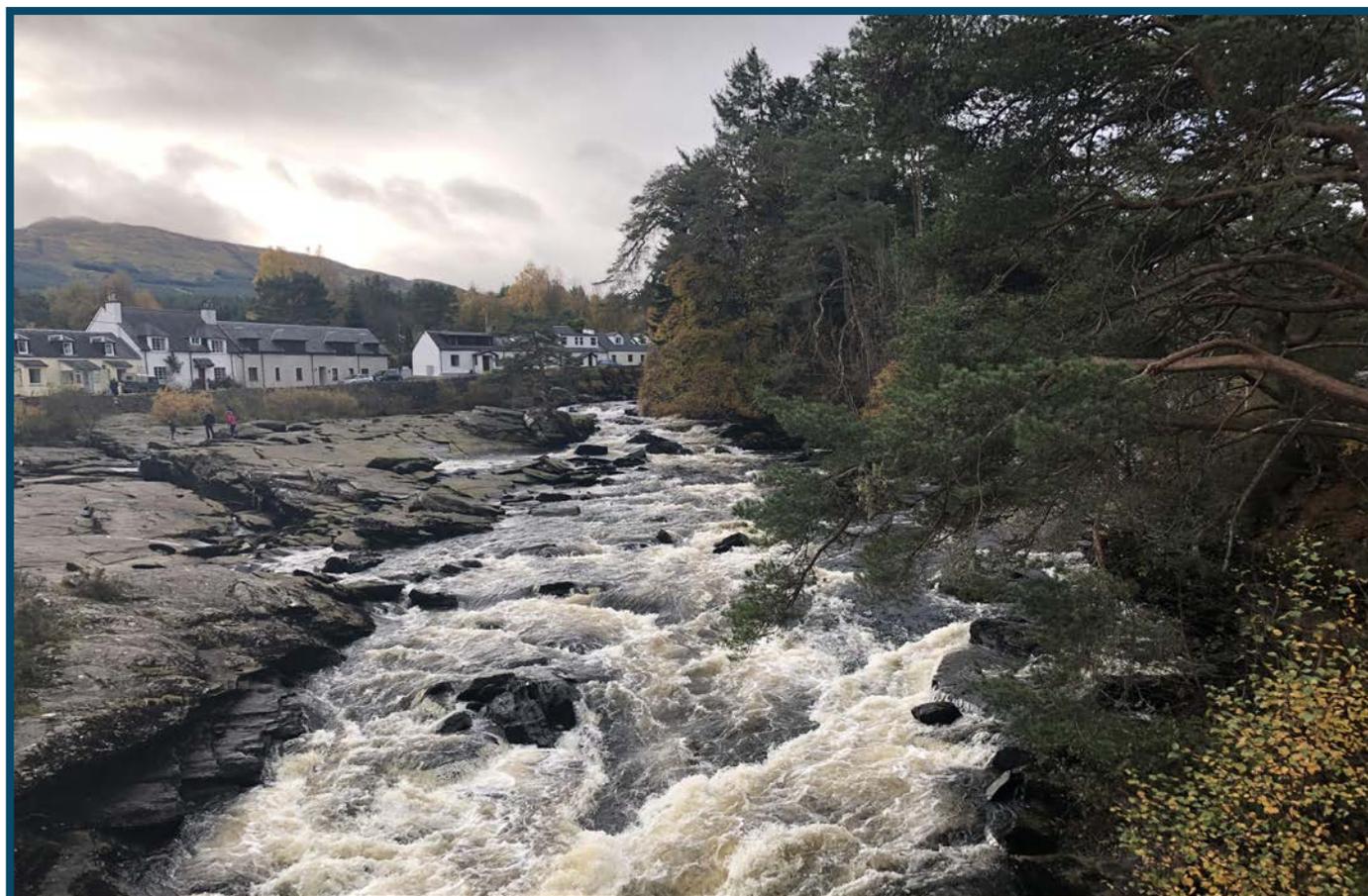
Daily from 12noon

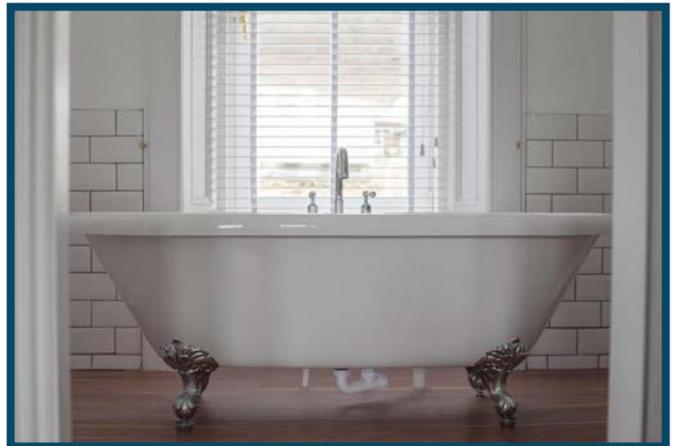
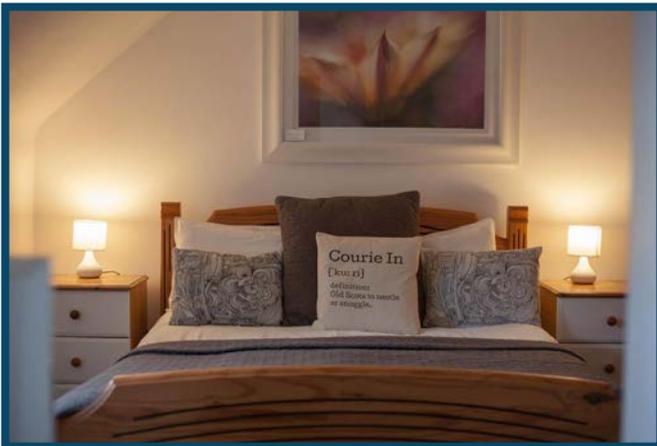
Food Available

Sun – Thurs: 12noon-3pm and 5.00-8.00pm

Fri & Sat: 12noon-3.00pm and 5.00-8.30pm

Hotel guests can enjoy various Breakfast options, which are served daily and offer full cooked Scottish or English breakfasts, plus a wide selection of continental options such as croissants, cereals, yoghurts & fresh fruits.





The business is run by our clients with the assistance of 10 staff, on both full time and part time basis. A staff list will be made available after a formal viewing.

OPPORTUNITY

The availability of the Courie Inn offers prospective purchasers the rare opportunity to acquire a stunning property which has been tastefully upgraded, and is now trading as arguably the most popular Hotel, Bar & Bistro in this magnificent part of Scotland.

We highly recommend viewing this business/property, to truly appreciate what is on offer.

TRADE INVENTORY

The well-presented kitchen area has a good range of professional catering equipment. We have been advised all equipment is owned outright and a full detailed inventory will be supplied during the legal process.

RATES

Reference to the Assessor's website has shown that the subjects are entered in the current Valuation Roll at Rateable Value £22,750.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the Energy Performance Certificate is available upon request.

PRICE

Offers Around £625,000 are sought for our Client's Heritable Interest of the Property (Freehold equivalent), Goodwill of the Business and Fixtures & Fittings.

ENTRY

Early entry can be afforded on conclusion of Legalities.

OFFERS

All offers should be submitted in Scottish legal terms to DM Hall.

FINANCE/BUSINESS MORTGAGES

DM Hall are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and would be happy to effect the necessary introductions if required.

VIEWING

Viewing is strictly by appointment and arrangements can be made by contacting Kerry Boyle at this office on 0131 624 6138 or by e-mail at business.sales@dmhall.co.uk

Ref: ESA1739

IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.