

**FOR SALE**

9-Bedroom Boutique Hotel in a Highly Popular Tourist Destination



**The Prince's House Hotel, Glenfinnan, PH37 4LT**  
**Offers Over £500,000 - Freehold**

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

- **Well Situated, 9-bedroom Boutique Hotel in Glenfinnan**
- **Prominent Plot in a Highly Desirable Tourist Destination**
- **Well-Presented Property Oozing Character and Charm**
- **Outstanding lifestyle Business with a Stellar Reputation**



## INTRODUCTION

The Prince's House Hotel is situated in Glenfinnan on the North West of Scotland on the banks of Loch Shiel, 17 miles west of Fort William. This remarkable 9-bedroom en-suite accommodation is well-presented offering homely rooms, a standout bistro and restaurant and an enviable view across Glenfinnan.

Prince's House comprises a former Coaching Inn located on a roadside position constructed in stone with accommodation over 2 floors. The guest house seamlessly blends Scottish traditional features with contemporary comforts to provide a memorable stay.

What sets Prince's House apart is its location, nestled in the rugged landscape that the Highlands has to offer, the guest house offers a great base to explore the local attractions including the famous Glenfinnan Viaduct and some of Scotland's world-renowned distilleries. The property is a short distance from Fort William where guests can indulge in some shopping or venture into the breathtaking countryside that the area has to offer. The property is easily accessed from the A830 or via train, with the Jacobite Steam train 'The Harry Potter Train' stopping minutes away. The property also hosts an impressive bar and restaurant which provides traditional Scottish cuisine in a sleek charming atmosphere.

## THE PROPERTY

The hotel's exterior is immaculately presented and benefits from an inviting entrance oozing charm and character. Its interior is equally delightful, combining rustic elements with modern design to create an atmosphere of relaxed sophistication. Each room offers comfort and its own sense of charm offering their guests with an unforgettable stay. The property also benefits from a one bedroom management flat and a detached 2 bedroom staff accommodation block in the rear of the grounds.

From a business perspective, Prince's House offers a great opportunity to run a lifestyle business in the thriving tourist area of Glenfinnan.

The property already benefits from a stellar reputation and a loyal customer base, attracting visitors from near and far throughout the year. The attention to detail and charm means the property is attractive to a wide range of customers future proofing the business. The sale is due to the owners retiring.

## ACCOMMODATION SUMMARY

### Letting Accommodation

9 x en-suite letting bedrooms

- 1x Four poster double room
- 2x Superior double rooms
- 2x Double rooms
- 2x Twin rooms
- 2 x single rooms

### Public Accommodation

- Bistro / Restaurant (40 Covers)
- Reception desk

### Service Areas

- Commercial kitchens
- Prep / dish wash area
- Stores
- Laundry and boiler room

### Owners Accommodation

- 1 bed management flat
- Detached 2 bedroom staff accommodation block

## TRADE

The Turnover of the business was £213,329 in 2022 which equated to an adjusted EBITDA of £72,469 based on restricted trading.

Further information for the business will be shown to seriously interested parties following a formal viewing.









## SERVICES

The property is connected to mains electricity. Water is supplied from a private supply. Gas is supplied from LPG tank and drainage is into a shared septic tank.

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is "E".

## RATEABLE VALUE/COUNCIL TAX

Prince's House - Rateable Value is:-

Rateable Value

£18,500 Residential Apportionment, £2,500 Non-Residential Apportionment

£16,000

Effective Date 01-APR-23

## TENURE

Heritable (Freehold Equivalent) Interest.



## STAFF

TUPE regulations will apply to all members of staff.

## LICENCE

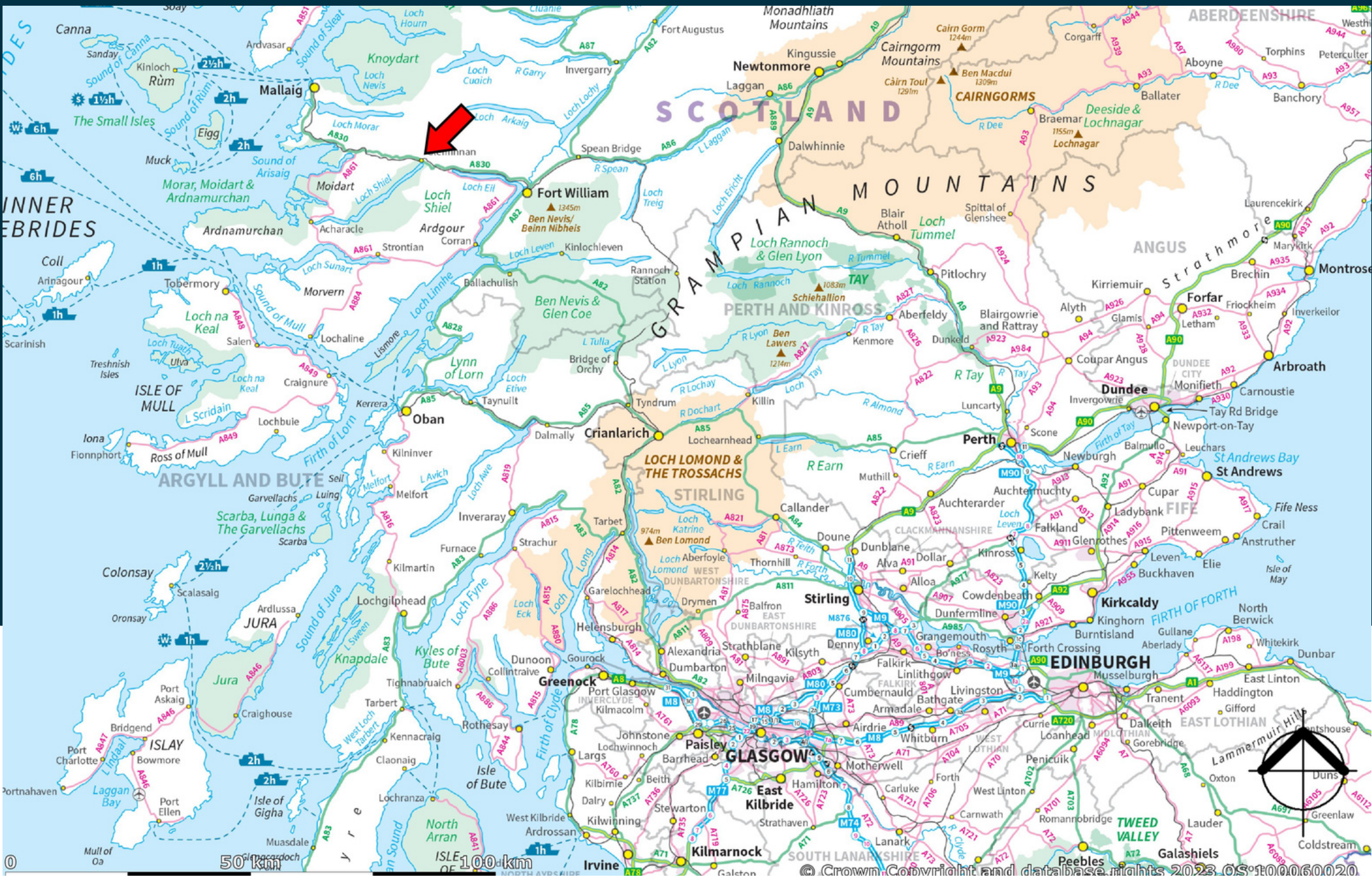
The Premises is Licensed under the Licensing (Scotland) Act 2005.

## PRICE

Offers over £500,000 are invited for the heritable (freehold interest) interest in the property, the trade fixtures, fittings, furnishings and equipment, 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.

## EXCLUSIONS

The vendors private artwork collection is not included in the sale.



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## 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  
233 St Vincent Street  
Glasgow  
G2 5QY



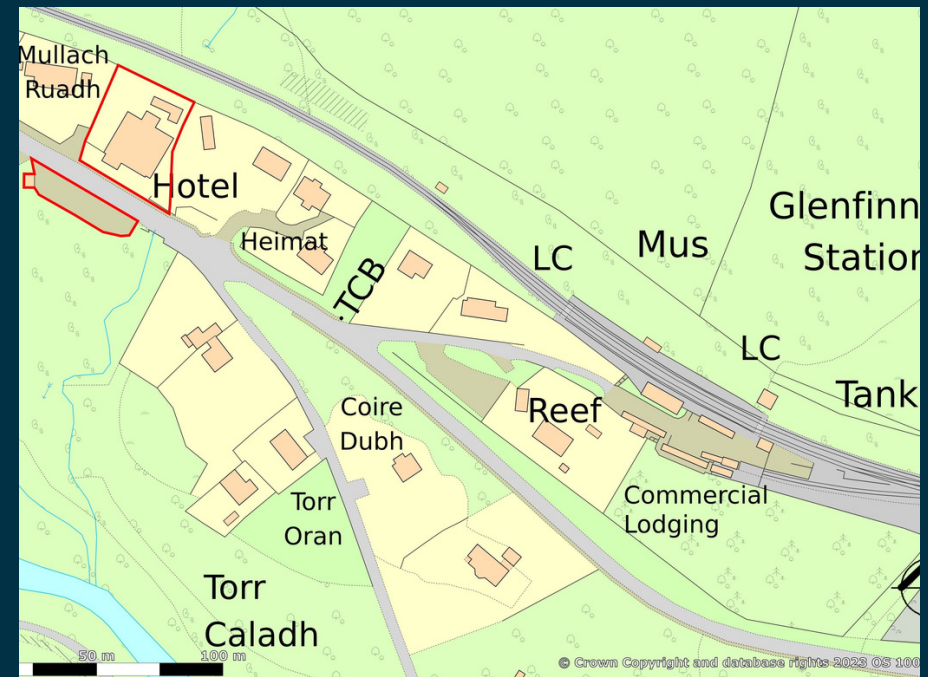
To arrange a viewing please contact:



**Peter Seymour**  
Director of Hotel + Leisure  
Peter.Seymour@g-s.co.uk  
07967 551 569



**Emily Hewitson**  
Graduate Surveyor  
Emily.Hewitson@g-s.co.uk  
07795 518 627



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

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: November 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.