



*OIRO*  
**£475,000**  
(Freehold)

**The Ord Arms Hotel**  
Muir of Ord, Ross-Shire, IV6 7XR





Substantial Highland hotel in a prominent roadside trading location within the picturesque village of Muir of Ord, on the North Coast 500 tourist route

Situated in a popular residential village, within an area of exceptional beauty close to Loch Ness and many other visitor attractions

An excellent lifestyle business with strong trading figures on year-round turnover and sound profitability

Includes 8 comfortable letting rooms, superb public areas plus 4-bed owners' accommodation; new owners may choose to trade these to drive income further

Planning Permission to introduce a further three rooms; Planning Reference 18/02173/FUL dated 22 Jun 2018 refers



## DESCRIPTION

The Ord Arms Hotel is a charming property in a most prominent position dating back to 1904. This imposing former coaching inn sits within the heart of the local community and boasts a commanding roadside presence, providing immediate access to both the North and West coast of the Highlands. The trading elements reflect an established business model and operational pattern. This substantial and good quality hotel is presented in walk-in condition following recent and ongoing refurbishments by the present proprietors.

The business has 8 letting bedrooms and 4 bedrooms which are utilised by the current owners for family accommodation. Depending on new proprietor's requirements, there may be scope to bring some of the rooms used by the vendors back into use as letting bedrooms. Planning consents have been granted by the Highland Council to develop the old bar into a further 3 letting bedrooms (see Planning Reference 18/02173/FUL dated 22 Jun 2018). These two additional development aspects could increase the number of letting rooms to 13 and would drive trade further.

The building has seen extensive renovations in recent years. This inward investment has resulted in a more contemporary offering including a modern spacious bar, dining room and breakfast room which generate a high level of trade. This sandstone building retains some of its original internal features giving a much sought-after character and ambience whilst meeting the standards required of modern visitors. The trading elements are fully compliant with legislative requirements. The Ord Arms Hotel provides a great opportunity for motivated new owners to take the business to the next level.

## REASON FOR SALE

The present owners purchased the business in November 2005 and have enjoyed their time as proprietors. However, as part of a long-term plan to relocate back to Yorkshire for family reasons, this decision brings the Ord Arms Hotel onto the market.

## THE PROPERTY

Dating from 1904 the hotel is of traditional construction, using local Tarradale stone, and stands in its own grounds with a prominent roadside position. Roofing is largely pitched under slate with more modern extensions being under flat roofing. Accommodation is arranged over two floors and is presented in generally excellent condition. It is evident that the current owners have invested significantly into the business infrastructure.

Reception



Dining Room





# Dining Room





## TRADE

The Ord Arms has been owned and run by the same family for almost 18 years. The trading elements drive turnover on the 3 traditional fronts; wet sales, food and accommodation, attracting both local support and strong tourist trade during the main season (April – October). The business offers traditional and high-quality catering with a loyal and strong customer base.

The accommodation presently comprises 8 letting bedrooms which are of a good standard. However, as alluded to above, there is scope to extend the letting room potential. Current occupancy is generated to a healthy level being maintained year-round through business to business provision as well as strong levels of tourism. In recent years occupancy has been further boosted by the North Coast 500 tourist route drawing in many new visitors to the Northern Highlands; this has resulted in an increase in demand for accommodation in the area. The business has a website and a strong internet presence via Facebook and TripAdvisor.

## LOCATION

The village of Muir of Ord is situated near the western boundary of the Black Isle, 13.5 miles west of Inverness, and 6 miles south of Dingwall. The business is located on the North Coast 500 Tourist Route generating ample passing and pre-booked trade. Muir of Ord is a vibrant and growing village currently with a population of c3000 but a much larger catchment area for business purposes. This charming village has a good range of facilities and shops. Other local amenities include the village hall and Muir of Ord Golf Club. The Golf Club is a typical heathland and moorland course partly laid out by James Braid, dating back to 1875; there are a number of other top-quality courses in the area.

The region is a popular tourist destination with many B&Bs/holiday let's etc. generating business to the hotel. Activities within the immediate area include walking, fishing and nature watching. Loch Ness and Urquhart Castle are only a short drive away and the West Coast is a 40-minute drive. Inverness with its many attractions is only a short drive with Inverness Castle, Culloden Battle Field, Fort George and Cawdor Castle on the door step. There are a number of distilleries within the vicinity with the Glen Ord Distillery only a short distance from the hotel which has a visitor centre providing guided tours. The Ord Arms Hotel is an ideal base from which to explore the wider Highlands. Locally, The Black Isle Show is a large agricultural event and Belladrum, a music festival are both held each August which brings an abundance of visitors to the area.

A full range of facilities including schools, hospital social and welfare services are located both in Inverness and Dingwall. Inverness Airport is situated about 20 miles away and there is a train station in Muir of Ord giving access to the North and West plus regular services to Inverness.

**Newly Developed Bar**





## PUBLIC AREAS

The main hotel entrance is via glass inlaid double doors leading to a vestibule with original Victorian flooring. Through an inner glass panelled door is the spacious and well-decorated reception area with soft seating and display areas. This space shows off the property's origins with high ceilings and complementary lighting. To the front is a recessed well-appointed reception counter.

To the right of the reception is the charming and bright dining room benefiting from excellent proportions, complemented by a splendid fire surround with living flame fire.

Attractive cornicing, central heating and excellent décor make this facility most inviting. The dining room can accommodate 28 covers.

Adjacent to the dining room is the new developed bar which offers a modern trading space with traditional bar furniture and soft furnishings. There is a large TV and pool table within the bar and a side door gives direct access to the beer garden.

Across an inner hallway from the dining room and also accessed from the bar is a further dining area set to 32 covers. This room is highly popular for private events such as functions, funerals etc. In addition, this very well-presented area is used routinely for bar meals and private dining. High quality bathrooms are located immediately to the rear of the reception area.

To the left off the reception a hallway leads to what was referred to as the 'snug bar' and public bar, which is not currently in use. Planning permission now allows this area to be developed as further letting accommodation. New owners could use this space for a wide range of functions, depending on their personal and business demands. This area could be used for an art studio / retail unit or activity centre (permissions may be required).

The main staircase leads off from the reception hallway to the hotel's letting bedrooms.

**Newly Developed Bar**



**Newly Developed Bar**





**Dining Room**



**Dining Room**



**Snug Bar (No Longer in Operation)  
Planning Permission in Place to Develop into Further Letting Accommodation**





## LETTING BEDROOMS

The hotel has 8 letting bedrooms which are configured as follows:

1. Triple room with en-suite
2. Twin room with en-suite
3. Twin room with shared bathroom
4. Double room with shared bathroom
9. Family room (double and single beds) with en-suite
10. Double room with en-suite
11. Twin room with en-suite
12. Double room with en-suite

Bedrooms are comfortable, attractively furnished and well-equipped with televisions, alarms and tea/coffee making facilities. Most bathrooms are wet-walled or tiled with shaver points. All bedrooms are double glazed and benefit from en-suite facilities aside from rooms 3 and 4 which share a bathroom.

















## OWNERS ACCOMMODATION

The owners' private flat is located on the 1st floor and benefits from being self-contained incorporating a double bedroom, spacious en-suite with walk-in shower, kitchen and lounge area.

In addition, there are also 3 standard bedrooms for use by extended family members; 1 adjacent to the owner's flat on the first floor and 2 on the ground floor, the latter rooms share a shower. These could be developed into further letting rooms should new owners desire.

## SERVICE AREAS

The hotel has an outstanding, well-equipped, large commercial kitchen and wash-up area that benefits from modern facilities. This food production area has ample capacity to meet the requirements of functions whilst maintaining routine activity. The location affords excellent access to service areas.

The kitchen benefits from ample freezers, a walk-in chill cabinet and a separate dry goods store. The spacious cellar for the bar is situated off the kitchen area. A large manager's office and storage area is situated to the rear of the building. In this vicinity is the staff W.C. There is ample storage throughout the property.





## GROUNDS

The hotel fronts on to the A832 and is clearly identified with illuminated signs and floodlighting. With direct access onto a tarmac driveway, there is parking for some 30 plus cars. A large garage and further storage shed sits to the rear of the building, both the laundry and boiler room can also be accessed from here.

Outside seating to the front of the hotel proves popular during summer months. There is a lovely 'decked' alfresco dining area and beer garden to the side of the bar.

## SERVICES

The property operates with mains electricity, gas, water supply and drainage. The central heating is oil-fired with partial double glazing. The subjects are fully compliant in terms of fire alarm systems and EHO requirements. The property has the benefit of CCTV providing security surveillance.

## LICENCES

The business has a liquor licence under the Licensing Scotland Act 2005 and a copy of the operating plan is available to interested parties, which details opening hours and operating practices.





## RATES / COUNCIL TAX

The rateable value of the business is £15,000 (April 2023) however the hotel benefits from rates relief under the Scottish Government Small Business Bonus Scheme, for eligible applicants. The residential council tax banding for the owner's accommodation is 'A'.

## TITLE NUMBER

The property has a title number of ROS208.

## ACCOUNTS

The Ord Arms Hotel achieves a strong turnover from year-round trade. Trading figures will be made available to genuinely interested parties subsequent to viewing.

## DIRECTIONS

The Ord Arms Hotel is clearly signed on the main A832. From Inverness take the A9 North to the Tore Roundabout, taking the first exit on to the A832 to Muir of Ord. Continue over the railway bridge and the hotel is on the right. Inverness 13 miles and Dingwall 6 miles. See Map Insert.

## WEBSITE

[www.ordarmshotel.co.uk](http://www.ordarmshotel.co.uk)

## EPC RATING

This property has an Energy Performance Rating of 'G'.

## PRICE

Offers in the Region of £475,000 are invited for the heritable property complete with goodwill and trade contents. An inventory will be prepared and made available to any interested parties, there will be some personal items which will not be included and can be detailed at the time of viewing. Stock at valuation.

## FINANCE & LEGAL SERVICES

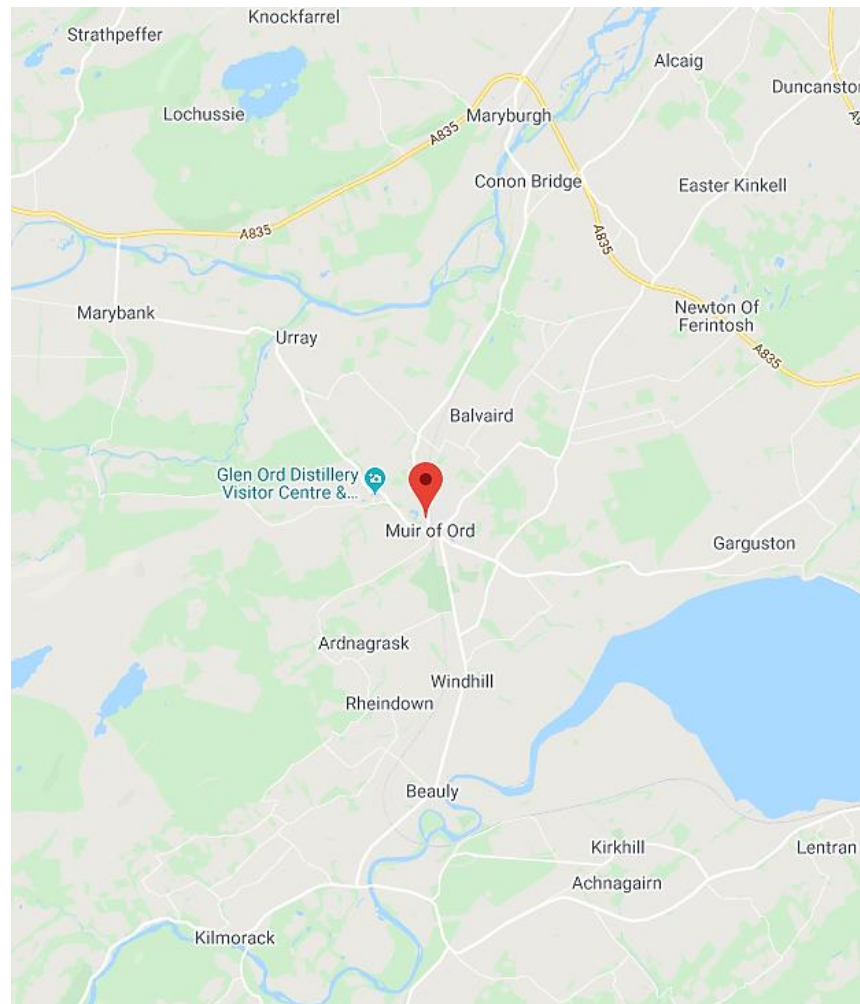
ASG Commercial Ltd is in touch with several lenders who provide specialist business finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

## VIEWING

All appointments must be made through the selling agents:  
ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR  
T: 01463 714757 (5 lines)  
E: [info@asgcommercial.co.uk](mailto:info@asgcommercial.co.uk)  
W: [www.asgcommercial.co.uk](http://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 if one is set.



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