



The Lodge on the Loch | Onich | Fort William | Highland | PH33 6RY



# The Lodge on the Loch, Onich, Fort William, Highland, PH33 6RY

- 21 Bedroom Hotel
- Sunning location with outstanding views
- 3 star hotel
- Massive growth potential
- Large restaurant
- Loch Views

## Situation

Nestled along the picturesque shores of Loch Linnhe, Onich is a charming village situated approximately 10 miles south of Fort William in the Scottish Highlands. This idyllic location offers a perfect blend of natural beauty and convenience, with easy access to both urban amenities and stunning landscapes. Fort William, known as the "Outdoor Capital of the UK," is just a short 25-minute drive away, providing a wealth of shopping, dining, and cultural experiences. For those seeking city life, Glasgow is within reach at about 92 miles, or roughly a 2-hour drive. Onich itself is a haven for tourists, boasting proximity to popular attractions such as Loch Linnhe, Inchree Waterfalls, and the Corran Ferry. The area is also a gateway to the majestic Glencoe mountains, offering outdoor enthusiasts a plethora of activities including hiking, climbing, and water sports. With its strategic location and abundance of natural wonders, a property in Onich presents an excellent opportunity for those looking to immerse themselves in the beauty of the Scottish Highlands while maintaining connections to larger urban centres.





## The Business

Nestled on the picturesque shores of Loch Linnhe, the Lodge on the Loch Hotel in Onich presents a unique opportunity for investors seeking to acquire a charming 3-star hotel with immense potential for growth and expansion. This family-run establishment, currently operating from Easter through October, offers 21 well-appointed bedrooms, including a variety of double and family rooms, as well as a spacious suite. The majority of rooms boast stunning loch views, providing guests with an unforgettable Scottish Highland experience.

The hotel's crown jewel is its loch-view restaurant, which serves delicious home-cooked meals prepared with locally sourced ingredients. The menu features a delightful blend of traditional Scottish cuisine with a Mediterranean twist, appealing to a wide range of palates. The extensive kitchen facilities provide ample space for culinary creativity and expansion.

Currently run by a hands-on owner with the assistance of five dedicated staff members, the Lodge on the Loch Hotel caters primarily to coach parties and advance bookings. The intimate setting and personalized service have earned the hotel a reputation for providing memorable and pleasurable stays in a unique Highland setting.

For potential new owners, there are numerous opportunities to expand and increase trade:

1. Extend the operating season: The Scottish Highlands have seen significant growth in year-round tourism. According to VisitScotland, international visitors made 4 million visits to Scotland in 2023, up 23% from 2022 and 15% from 2019[8]. By extending operations beyond the current Easter to October period, the hotel could tap into the growing winter tourism market, including ski enthusiasts visiting nearby resorts.
2. Open to non-residents: The loch-view restaurant could become a destination in itself, attracting both locals and tourists for dining experiences throughout the year. This would create an additional revenue stream and increase the hotel's visibility in the area.
3. Expand accommodation options: The property offers potential for expansion, possibly through the addition of glamping pods or chalets. This could attract a wider range of guests and increase capacity during peak seasons.
4. Capitalize on growing tourism: The Highlands have seen a surge in popularity, with air travel passenger numbers to Inverness Airport growing by 23% year-on-year in 2016/2017. The North Coast 500 route and Skye's foodie scene have contributed to Scotland's ranking as the 2nd best country to visit by Rough Guides.
5. Develop experiential offerings: Create packages that include local activities such as hiking, skiing, or whisky tasting tours to attract more visitors and extend their stay duration.
6. Upgrade facilities: While maintaining the hotel's charm, consider upgrading amenities to appeal to a broader range of guests and potentially increase the star rating.
7. Marketing push: Leverage the hotel's unique location and offerings to attract international visitors, who contributed significantly to Scotland's tourism economy in 2023, spending £3,593 million.

The Lodge on the Loch Hotel represents an excellent opportunity for investors to acquire a well-established business with significant potential for growth. Its prime location in the Scottish Highlands, combined with the region's increasing popularity among domestic and international tourists, positions the hotel for success. With strategic expansion and marketing efforts, new owners could transform this charming establishment into a year-round destination, capitalizing on the area's natural beauty and growing tourism industry.



## Property

Lodge on the Loch, Onich presents a unique opportunity in the Scottish hospitality market. This substantial Victorian villa, seamlessly connected to a modern three-story extension, offers 19 en-suite letting rooms and a two-bedroom suite. The property features a spacious reception area with a bar, a whisky snug, and a traditional Highland guest lounge overlooking Loch Linnhe.

The grand dining room, with its four bay windows, takes full advantage of the loch views. A commercial kitchen with multiple preparation areas supports the dining operations. The letting rooms are distributed across both the original building and the extension, all individually decorated and en-suite. A staff service corridor connects both parts of the building for efficient operations.

There is access to the roof terrace which offers a versatile space and panoramic views and would be suitable for a variety of uses. The original Victorian building retains its period features, while the modern extension maximizes the prime location and spectacular vistas.

Ample staff accommodation is available at the rear of the property. The Lodge on the Loch is well-positioned for the hospitality market, offering a blend of historic charm and modern amenities in a prime Scottish Highlands location.

## External

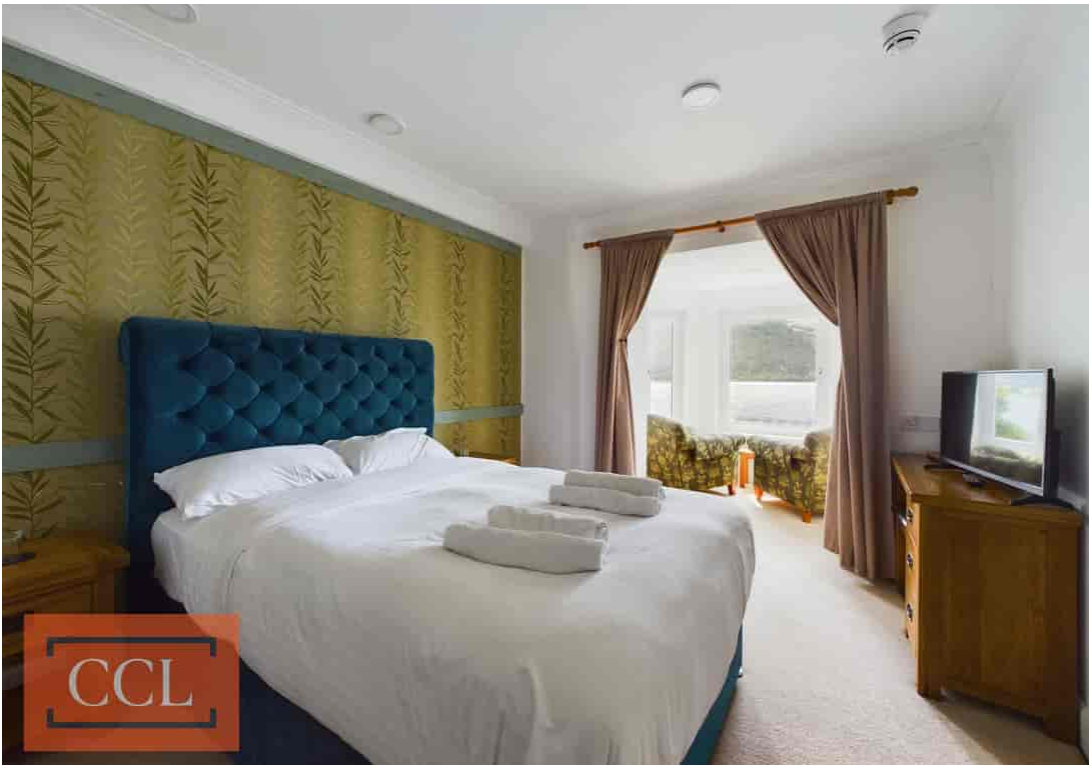
Lodge on the Loch in Onich is situated on a spacious 1-acre mature plot with stunning views of Loch Linnhe. The property boasts a well-maintained front lawn adorned with mature shrubs and trees, creating an inviting approach. Access is convenient, with a shared tar driveway to the west and an additional entry point to the east, complemented by ample parking space for guests. At the rear, outbuildings and staff accommodation support the property's operations. There's potential for adding glamping pods to take advantage of the scenic views, enhancing the guest experience.



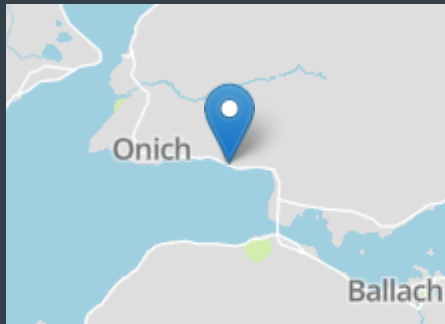












**Tenure**

Scottish Equivalent of Freehold

**Rateable Value**

£45,000 per annum

Floor 0

Floor 1

Floor 2

Floor 3

**Approximate total area<sup>(1)</sup>**  
949.21 m<sup>2</sup>

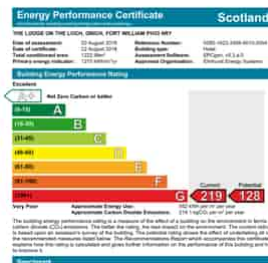
**Reduced headroom**  
11.11 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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