

Lochalsh Hotel, Ferry Road, KYLE

IV40 8AF

ccl
PROPERTY



KYLE
IV40 8AF

- Well performing Highland hotel
- Prime tourist location
- Shoreside hotel
- Access to Skye and NC500 tourists
- 47 en-suite letting rooms
- , cover restaurant
- , cover lounge bar
- Room for development
- Offers Over £2,250,000

CCL Property are delighted to bring to market the Lochalsh Hotel. Situated in the scenic tourist town of Kyle of Lochalsh on the tranquil West Coast of Scotland, the hotel benefits from wonderful views of the serene coastline, the Isle of Skye and the Skye bridge. The hotel is in close proximity to many popular tourist attractions and located on the stunning and bustling North Coast 500 route.

The Lochalsh Hotel has 47 letting rooms, a substantial restaurant and lounge bar which all benefit from breath taking views. The grounds of the hotel include a car park and lawns with picnic areas overlooking the Loch Alsh and the Isle of Skye.

The sale of the Lochalsh Hotel is a wonderful opportunity to acquire a well performing hotel in a stunning tourist destination with great growth potential.



Situation

The Lochalsh Hotel is situated next to a slipway near the centre of Kyle of Lochalsh. This is a small coastal village located in the North West of Scotland. It is located 79 miles West of Inverness and 74 miles North of Fort William.

Kyle of Lochalsh is known as the gateway to the Isle of Skye and is located just before the Skye Bridge. The village offers a full range of services and facilities for local residents and multitude of tourists that visit the area. Tourist flock to the area for the breath-taking scenery, outdoor pursuits, distilleries and of course Island hopping!

Situated on the stunning North Coast 500 tourist route and at the end of the major tourist railway line the area is busy throughout the year with a constant stream of tourists visiting the area.







Business

The Lochalsh Hotel is an easily managed and profitable business that provides accommodation, food and services to a large number of tourists that frequent the area. Due to its prime location in Kyle of Lochalsh, it draws a large number of tourists visiting Skye, Eilean Donan Castle, Applecross, Plockton and other local towns and attractions. It also is in close proximity to the North Coast 500, a new and extremely popular tourist route that draws in tens of thousands of tourists a year to the region and is growing year on year.. The hotel is also very popular among hikers and climbers due to its proximity to many walking routes and munros. The hotel also caters for a high number of coach tours which generate much repeat business. During peak season, a room costs £50 per person per night while during off season a room costs £40 per person per night.

The hotel has a lounge for visitors to relax in. The lounge is filled with comfortable sofas, armchairs and coffee tables and boasts splendid views across to the Isle of Skye.

The hotel operates a restaurant which serves both locals and hotel guests with a variety of locally sourced, homecooked meals. The restaurant has a varied menu with a focus on local food, such as local salmon, beef, lamb and other produce. The restaurant is popular with both visitors and locals, with the dining room commanding spectacular views over the coastline and the Isle of Skye. The dining room for the restaurant can accommodate up to , covers.

The hotel also runs a lounge bar which can accommodate up to , covers. The bar serves visitors an array of different traditional malt whiskies and has a wall mounted TV and a dartboard.

The hotel can also host a wide variety of private functions such as weddings, private parties and other functions to further increase the turnover of the business.

Property

The Lochalsh Hotel is set in its own private grounds on the coast next to an old, historic slipway.

The property contains 47 letting rooms. All rooms contain traditional furnishings and come equipped with kettles, televisions and other modern amenities. All rooms also have access to a private en-suite, each with a shower or bath.

At the entrance to the hotel, there is a large lounge area filled with comfortable chairs and coffee tables. The lounge area can sit up to , covers.

The hotel has a dining room and kitchen to serve both guests and locals homecooked meals. The dining room has spectacular views overlooking the coastline can serve up to , covers. There is a very well equipped large commercial kitchen which is located at the rear of the property.

The hotel has a warm and cozy bar that is furnished with a range of free standing tables and chairs. It comes with multiple drinks dispensers, a wall mounted TV and a darts board.

The hotel also comes with staff accommodation located at the rear of the property.

External

There is an ample sized car park at the front of the property and also a front lawn with picnic seating areas and views overlooking the sea and beautiful coastline. The property is bounded by the shore and there is sufficient room to have a private mooring. Subject to necessary planning permissions and regulations the property is suitable for further expansion and development.

Services

The property has access to mains water and electricity.

Drainage is provided via a private septic tank while pre-fitted modern gas boilers take care of heating and hot water.

Tenure

The property is held on the Scottish equivalent of a freehold property.

Trading Figures

Full Trading figures will be provided after formal viewing has taken place.

Price

Offers over £2.25m are sought for the property, fixtures, fittings and the goodwill of the business.

Summary

The sale of the Lochalsh Hotel provides a wonderful opportunity to run a popular and profitable coastal hotel along the beautiful Scottish West coast. New owners will be able to benefit from the stunning location and the great reputation earned by the current owners. This hotel would be an excellent investment for anyone looking to acquire a well performing business with great potential to increase revenue.



All appointments to view must be made through the vendors sole agents:

CCL property Ltd
62 High Street

IV30 1BU

T:01343 610520

F:

E: www.cclproperty.com

Offers

All offers should be submitted in writing to CCL Property Ltd with whom the purchasers should register their interest if they wish to be advised of a closing date.

Further Information

Should you require any further information on this or any other property please do not hesitate to contact

