



Salen Hotel

Salen | Acharacle | Ardnamurchan | PH36 4JN

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The Salen Hotel is a truly stunning traditional Highland Hotel that occupies a prominent position overlooking Salen Bay on the shores of Loch Sunart. With an enviable reputation the hotel has been tastefully refurbished and extended by the current owners to provide a number of different income streams including a bar and restaurant, letting rooms, glamping pods and a self-catering cottage.

- Traditional Highland Hotel
- Multiple Income Streams
- Self-Catering Cottage
- 2 Glamping Pods
- 26 Cover Restaurant
- 26 Cover Bar & Conservatory
- Fully Licensed
- Planning Permission to Convert Garage to Additional Rooms
- Planning Permission for 3 Bed Holiday Cottages

Situation

The Salen Hotel occupies a prominent position overlooking the stunning Loch Sunart. The small village has a shop and jetty with public moorings. Salen is situated on the road to Ardnamurchan point, the most westerly point on mainland Britain. The main access route from Salen is a winding single-track road that runs along the shore of Loch Sunart for much of its length. As you make the journey west you pass through ancient oakwoods and all the while, spectacular views of the Loch reveal themselves. The journey also takes you past a distillery, RSPB nature trail and a natural history centre. There is a primary school a short distance away in Acharacle where there is a secondary school 8 miles away in Strontian. Salen is approximately 47 miles from Fort William, which offers a wide range of shops, supermarkets, medical and dental facilities, secondary and primary schools, and the Lochaber college, along with a host of leisure and sports facilities. Lochaber is celebrated as the 'Outdoor Capital of the UK', offering residents many opportunities to explore the vast wilderness by foot, mountain bike or boat. The area has a wide range of outdoor sports, including the Nevis Range outdoor pursuits centre which is only a ten-minute drive away from Fort William.



Trading Figures

Full accounting information will be made available after a formal viewing has taken place. However, the business does trade above the VAT threshold with a GP margin circa 48%.

Trading Figures

An inventory will be compiled to detail all items of a personal nature excluded from the sale and items subject to lease. This will be made available to all parties wishing to offer.

Viewings

Viewings are to be arranged strictly via the seller's sole selling agent, CCL Property.



The Property

The main hotel dates back to the Victorian era and has been very tastefully modernized by the current owners. Entrance is from the car park and into the conservatory which spans the front of the building. With exposed walls, slate floors, and stunning woodwork the views across the bay are simply stunning. One set of double doors lead to the public bar area which benefits from a traditional bar and a variety of stools and seating. Another set of double doors lead to the impressive formal dining room. It has some lovely original features and delightful wood burning stove. Customer toilets are located at the rear of the property.

On the ground floor there is also the commercial kitchen. This well-equipped kitchen includes a walk-in fridge / freezer, propane gas cooker, double pizza oven, chiller counter, salad chiller, plate warmer, grill and dual fryer.

Accessed from both the dining room and main bar is a stair that leads to the first floor and 3 letting rooms. Above the dining room is the superb king-sized room. This room has a large en suite with free standing bath. On the opposite site of the hall is the double room. There is a snug guest lounge in the centre of the building with views overlooking the loch. The twin room is at the rear. All rooms are individually decorated, have flat screen TVs and tea and coffee making facilities.

A stair leads to the top floor. This has been created into very comfortable and stylish owners' accommodation which consists of bedroom, kitchen / lounge, and shower room.

Fraser's Cottage is accessed from the car park where the main entrance welcomes guests to the open plan living area. To the left is the kitchen with Aga and American fridge freezer on the right-hand side is the living area. There is solid wood flooring throughout and a hardwood stair that leads to the first floor where there are 2 bedrooms and whirlpool bathroom. Through from the kitchen to the rear is an entrance hall with washing machine leading to a downstairs shower room.

Business

The Salen Hotel is a fully licensed hotel that is open all year round. The restaurant and bar are extremely popular, and both are frequented by locals and visitors to the peninsula. The restaurant is open for both lunch and evening meals. The tasteful dining room can accommodate 26 covers whilst the conservatory can seat an additional 26 covers. Lunches are served from 12pm till 2.30pm and evening meals from 5.30pm to 8.30pm. The hotel prides itself on fresh home cooked and locally sourced food with bookings essential during summer months. The bar is open from 12pm until 10pm, predominantly wet sales are related to food orders, but the bar is popular with the locals in the early evening.

The main hotel has 3 generously sized and individually decorated rooms. There is a king size and double with views overlooking the loch and a rear facing twin room. All rooms are en suite. There is planning permission to convert the garage into additional letting accommodation. Room rates vary between £100 to £130 per night.

Fraser's Cottage is a very popular self-catering cottage that adjoins the main hotel. With 2 bedrooms there is again planning permission to extend the property and create an additional letting room. The cottage rents for £675 per week in the high season.

For the season of 2021, the owners have erected two luxury glamping pods that are proving to be exceptionally popular. In addition, there is planning permission to erect an additional 2-bedroom self-catering cottage in the grounds. This would require the glamping pods to be relocated.

The owners take a hands-on approach in running the hotel and are assisted by up to 10 part time staff on an adhoc basis as and when required.

External

Fraser's Cottage has a small enclosed private garden to the front while the hotel opens on to the large, tarred carpark. There are a number of tables located along the front.

At the rear of the property is the double height garage that has planning permission for conversion to additional letting rooms. There is also a rear seating area that can be accessed from the main bar area.

The rear car park has been laid with gravel. Two glamping pods have recently been erected at the far end of the site. Both have private garden areas. There is also planning permission for the erection of a bedroom holiday cottage where the 2 pods are currently located.

Tenure

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

Services

Oil fired central heating, mains electricity, water, and drainage.

Price

Offers Over £850,000 are sought for the fixtures, fittings, and goodwill of the business.







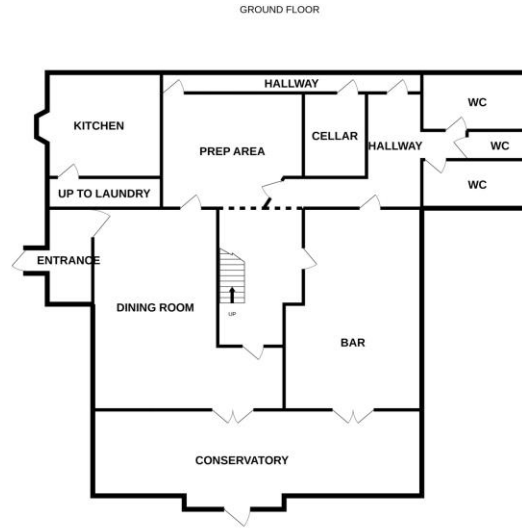


Summary

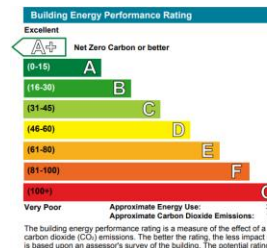
The sale of the Salen Hotel offers prospective purchasers the chance to acquire a substantial property with a timeless Highland charm sitting in a superb location with stunning loch views. The diverse nature of the business ensures a variety of income streams and new owners will be able to expand the business in a direction to suit their own needs. Early viewing is highly recommended.

Price

Offers Over £850,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All appointments to view this or any of our other properties must be made through the vendors sole agents:



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be submitted in writing to CLL Property Ltd with whom the purchasers should register their interest if they wish to be advised of a closing date.
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