

CCL



West End Hotel, Thurlow Road, Nairn, IV12 4EZ

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# West End Hotel

## Thurlow Road

### Nairn

#### 22 Room Hotel

Multiple income streams

Character period property

Established trading history

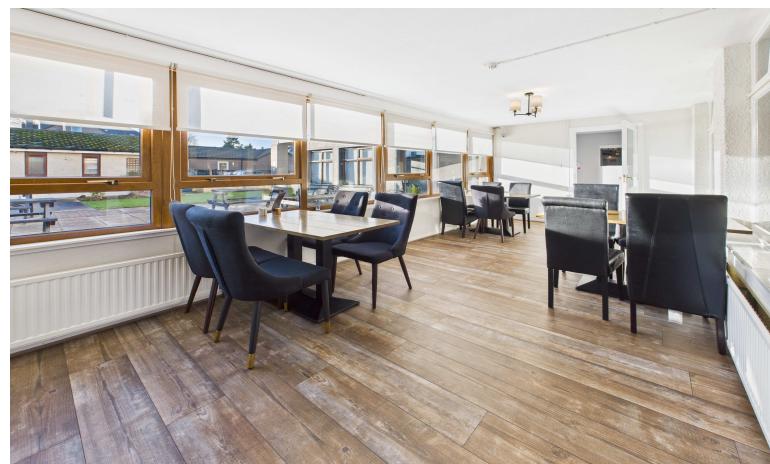
Private owners' apartment

Landscaped gardens

2 Bed Owners Accommodation

Car Park

The West End Hotel represents a rare opportunity to acquire a well-established and highly regarded hospitality business in the heart of Nairn, one of the Highlands' most desirable coastal towns. Offering eleven en-suite letting rooms, extensive public areas, and a beautifully maintained exterior, the property is ideally suited to an owner-operator or investor seeking a turnkey opportunity. The combination of strong local tourism, proximity to Inverness Airport, and year-round trade ensures an excellent commercial proposition. With its comfortable owners' accommodation, extensive gardens, and loyal customer base, the West End Hotel offers outstanding potential for future growth and lifestyle appeal in equal measure.





## Location and Situation

Perfectly situated on the Highland coast, the West End Hotel occupies an enviable position in the vibrant seaside town of Nairn, renowned for its stunning beaches, friendly community, and thriving tourism sector. Nairn lies approximately 17 miles east of Inverness and benefits from excellent connectivity via the A96 trunk road, which provides direct access to both Inverness and Aberdeen. Regular rail services run from Nairn Station to Inverness, Aberdeen and beyond, while Inverness Airport, located just nine miles away, offers frequent domestic and international flights.

The town boasts a wealth of local amenities including independent shops, cafés, restaurants, and leisure facilities. Families are particularly drawn to the area thanks to its excellent schooling provision, with Nairn Academy and several well-regarded primary schools conveniently located nearby. The town's golden beaches, championship golf courses, coastal walks and harbour further enhance its reputation as one of the Highlands' most attractive lifestyle and holiday destinations.

## The Property

The West End Hotel is an elegant detached property of traditional stone construction, offering substantial accommodation over two floors. Guests are welcomed through a prominent entrance vestibule into a bright and inviting reception area. To the left, there are two spacious double bedrooms and a comfortable family suite, while a sweeping staircase leads gracefully to the principal letting accommodation on the first floor.

To the right of the reception, a corridor extends through to the main dining room, which provides generous space for both residents and day visitors. Adjacent to this is the well-appointed bar lounge and a cosy sitting room that serves as a relaxed social area. The ground floor also features four additional letting rooms, a large, fully equipped commercial kitchen, and ample service and storage areas, ensuring efficient operation throughout.

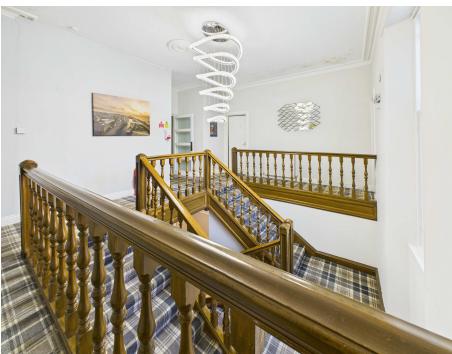
Upstairs, the first floor accommodates the remaining letting rooms, presented in an inviting boutique style with a mix of double, twin and family configurations—all tastefully furnished for guest comfort. In addition, there is a spacious two-bedroom owners' or staff apartment, complete with private living space and amenities, providing convenience and flexibility for onsite management.

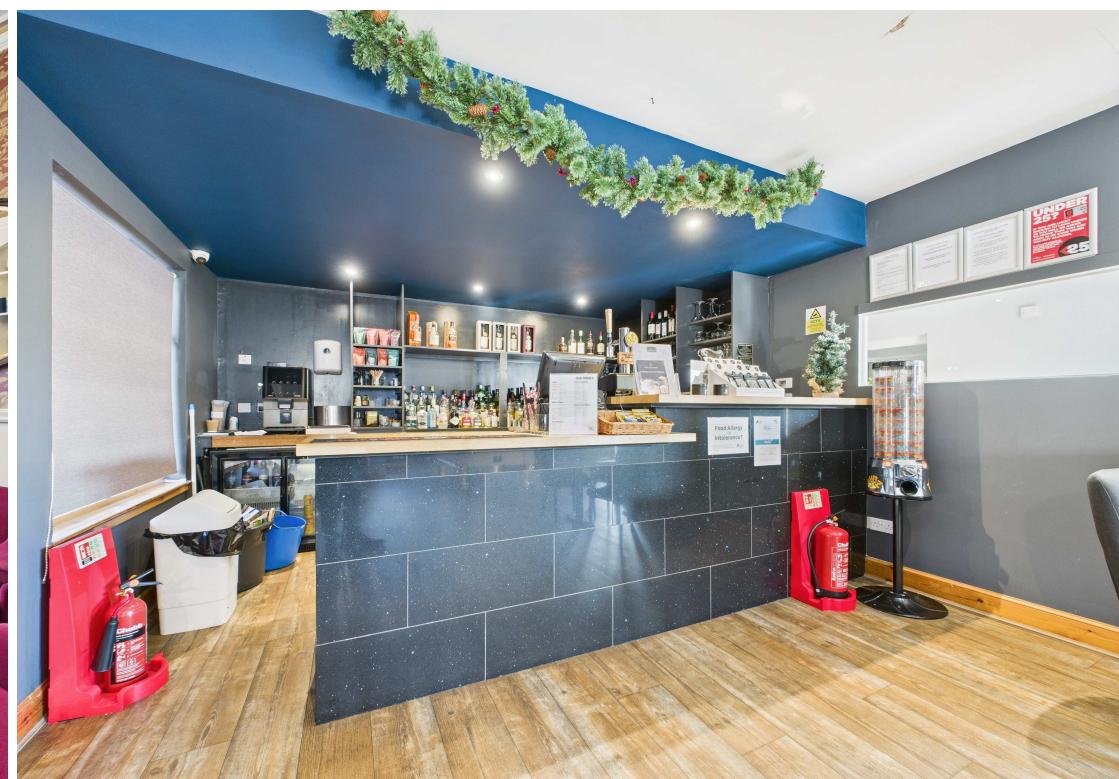
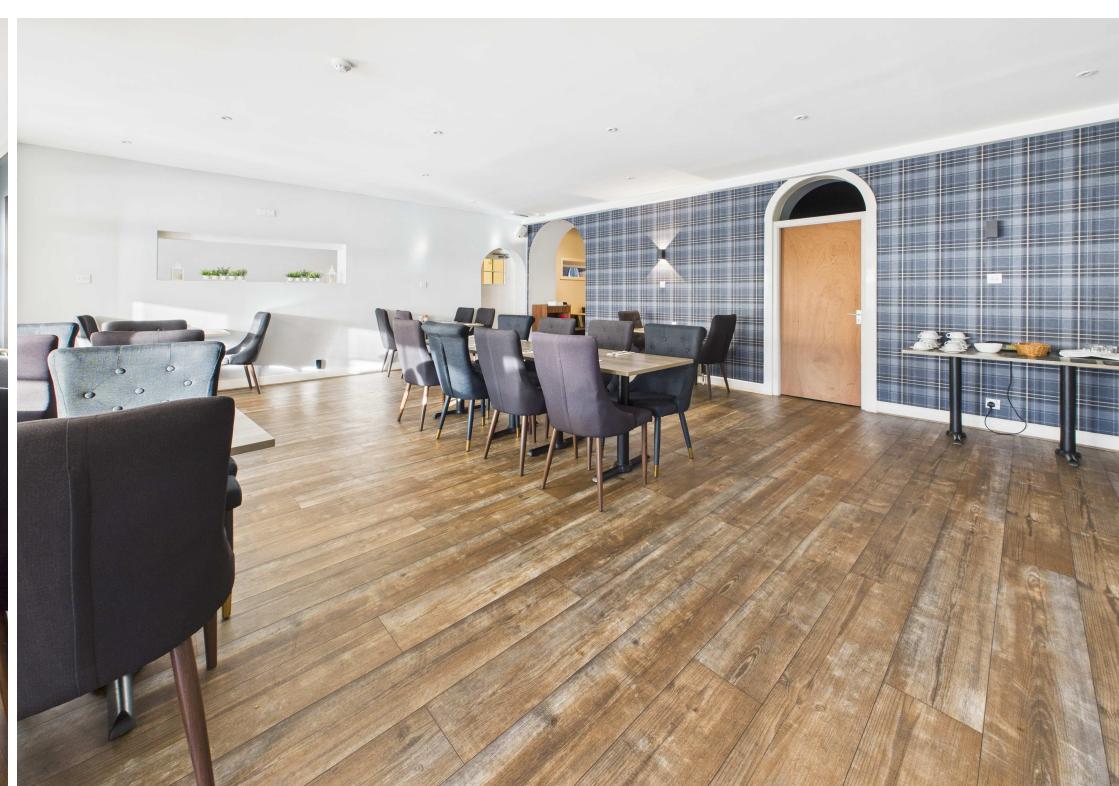
## Business Operation

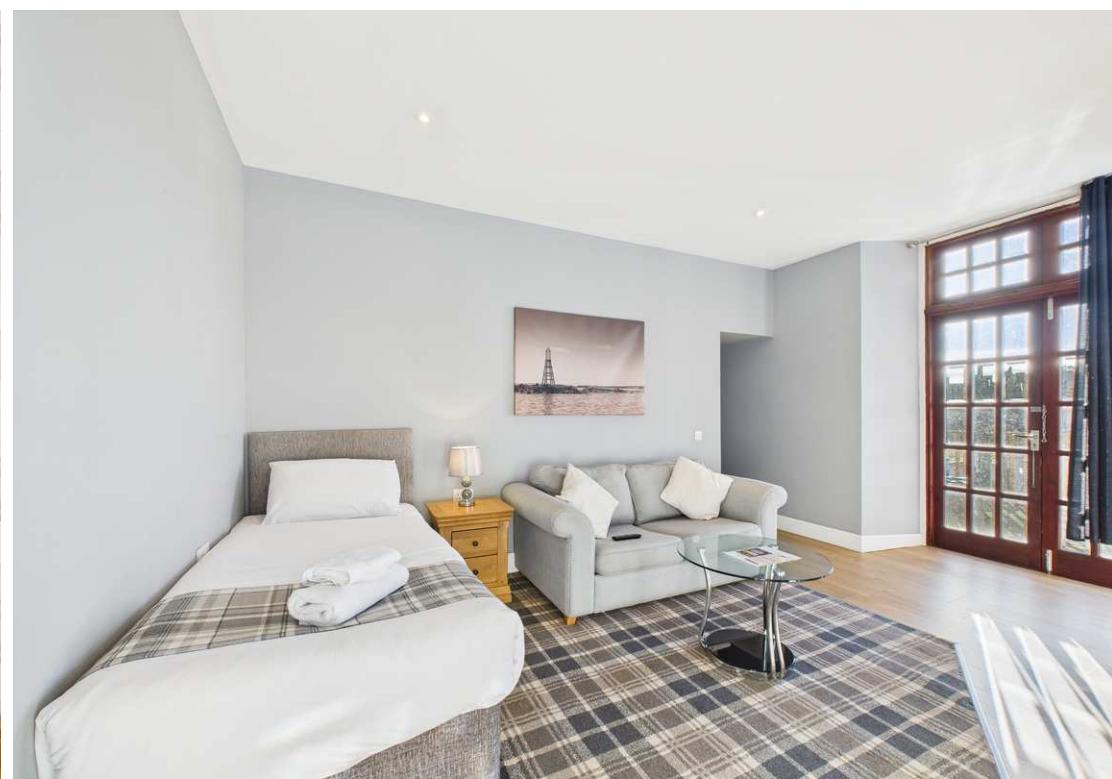
Currently operated as a successful hotel, the West End benefits from multiple revenue streams including letting accommodation, wet sales, and a growing food trade. Nairn enjoys year-round popularity with leisure travellers, golfers, and business visitors, making the area highly conducive to strong occupancy levels and repeat custom. The local hospitality sector continues to thrive, driven by the town's coastal appeal, cultural events, and strategic position as a gateway to the wider Highlands and Speyside regions.

## External Areas

Externally, the hotel enjoys well-presented grounds with a wrap-around garden featuring mature trees and a well-kept lawn. A central courtyard doubles as a welcoming beer garden with outdoor seating, ideal for summer trade. Ample private car parking is provided to the front and side of the property, offering easy access for guests and visitors alike.









## Tenure

**Leasehold**

## Services

The property has mains gas, water, drainage, and electricity.

## Trading Information

Turnover is in the region of £475,000.  
Trading information will be released  
after formal viewing has taken place.



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