



Belgrave Arms Hotel, Dunrobin Street, Helmsdale, Highlands www.cclproperty.com

Belgrave Arms Hotel

Dunrobin Street Helmsdale

Prime A9 position in central Helmsdale.
Strong visibility on the NC500 route.
Historic detached stone hotel, circa 1819.
Well-presented bar, restaurant and letting
bedrooms.
Nine quality letting bedrooms throughout.
Spacious, separate owners' accommodation.

The Belgrave Arms Hotel is a substantial and well-established licensed hotel in the centre of Helmsdale, occupying a prominent position on the A9 and the North Coast 500 route. This detached traditional stone property offers a welcoming public bar, attractive restaurant, nine well-presented letting bedrooms and spacious private owners' accommodation, all arranged to support a successful year-round hospitality business. Benefiting from strong local support, steady tourist trade and attractive external areas including parking, gardens and outdoor seating, the property presents an appealing opportunity in one of Sutherland's most scenic and accessible coastal locations.





The Belgrave Arms Hotel is prominently positioned in the centre of Helmsdale, a historic coastal village in Sutherland on the ever-popular North Coast 500 route. The property occupies an excellent trading position on the A9, ensuring strong visibility to passing traffic and visitors travelling through the Highlands. Helmsdale is a well-regarded village with a strong maritime heritage and a reputation as a destination for touring, fishing, walking and general leisure tourism. Local amenities include a village shop, primary school, doctors' surgery, post office, railway station and cultural facilities, all of which support year-round footfall. The area attracts visitors drawn by its scenic coastline, nearby castles, the River Helmsdale, golf, whisky trails and a wide range of outdoor pursuits, making the location particularly well suited to a hospitality business.

The Property



The Belgrave Arms Hotel is a substantial detached property of traditional stone construction under a slate roof, originally built circa 1819 and sympathetically extended and improved over time. The hotel presents as a characterful and well-maintained licensed premises with a strong reputation for quality food, comfortable accommodation and friendly service. Internally, the layout is practical and well planned, with a welcoming public bar, an attractive restaurant and breakfast area, nine letting bedrooms and spacious private owners' accommodation. The public bar has a warm and relaxed atmosphere and is well supported by local trade throughout the year. The restaurant offers a quieter dining environment and enjoys pleasant outlooks, making it suitable for both residents and non-residents. The letting bedrooms are light, airy and well presented, providing a good standard of guest accommodation. The owners' accommodation is conveniently separate, offering comfortable private living space over two floors.

The Business

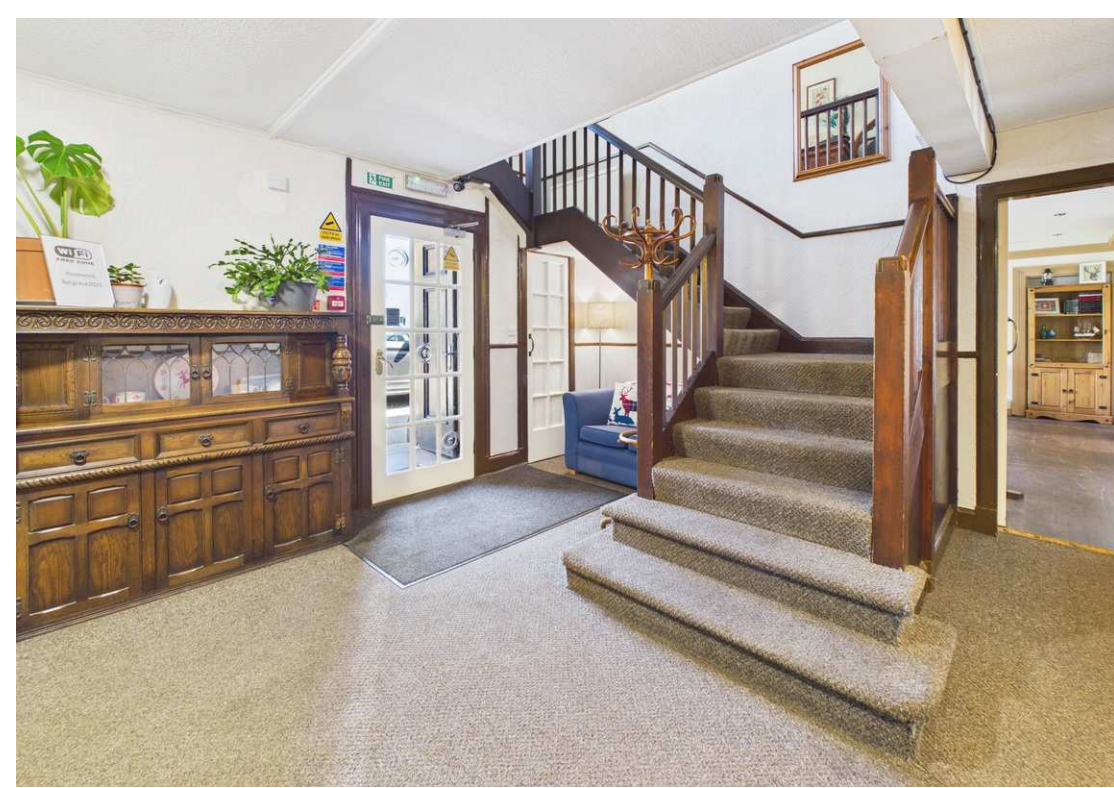


The hotel is an established and profitable year-round business with a strong local and tourist following. It has built an excellent reputation for the quality of its food and hospitality, supported by positive online reviews and a solid presence across digital booking platforms. Trade is generated through direct website bookings, booking agents and repeat custom, with the main trading season running from spring through to autumn, complemented by commercial and local trade during the quieter months. The business is currently operated with a flexible and reliable staffing structure, enabling efficient service across the bar, restaurant and accommodation areas. The licensed premises operate under the Licensing (Scotland) Act 2005, with normal opening hours suited to both local and visitor trade. Overall, the business offers an appealing opportunity for an incoming owner to acquire a successful and well-established hotel with scope to continue current performance and further develop the operation.

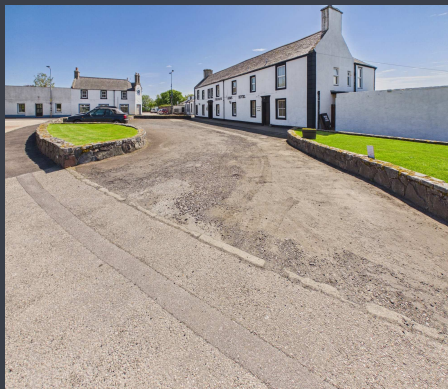
External



Externally, the property benefits from parking and delivery space to the front, together with prominent signage visible from the main road. To the rear, there are attractive and practical outside areas including a beer garden, covered seating, a vegetable garden, a drying green and private owner space with potential for further amenity use. The rear gardens enjoy good sunlight throughout the day and appealing views over the surrounding hills and towards the Moray Firth. Access arrangements are convenient for both guests and deliveries, while the external areas have been designed for ease of maintenance. There is also scope to enhance the outdoor offering, subject to the necessary consents, which could further improve the guest experience and add value to the business.







Tenure
Scottish equivalent of Freehold

Services

The property has mains , water, drainage, and electricity

Trading Information

Accounting information will be released after formal viewing has taken place.



Approximate total area⁽¹⁾
506.2 m²
Reduced headroom
24.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 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.