

**FOR SALE**  
**HOTEL + LEISURE**



## **Bunchrew House Hotel**

Bunchrew, Inverness, IV3 8TA

**Offers around £750,000**

**Leasehold**

- Highly individual 16-bedroom country house hotel with 16th Century origins
- Beautiful secluded location overlooking Beaulie Loch with outstanding views
- Only 3 miles outside the city of Inverness and 14 miles from Inverness Airport
- Extensive and extremely well-appointed public areas including bar and restaurant
- Substantial gardens and woodland grounds around 15 acres
- Strong trade from a variety of sources

## INTRODUCTION & LOCATION

Bunchrew House Hotel is the epitome of a Scottish mansion house with its array of towers and turrets, oriel and bay windows, crow step gables and balustrading giving the property its distinctive Scottish Baronial appearance. All of this is complemented by delightful, and sometimes unusual, internal features and décor of the highest standard with each of the 16 bedrooms all individually furnished and decorated. Add to this the fact that the property is set in its own private grounds of around 15 acres on the shores of the Beaulie Firth and you have one of the most delightful small country house hotels in the Northern half of Scotland.

The sellers have owned Bunchrew House Hotel since 2003 and during that period they have created 2 new bedroom suites and spent considerable time decorating and updating the hotel and grounds. Whilst great attention has been lavished on the hotel and its surroundings care has been taken to maintain an air of relaxed comfort, without being ostentatious, to cater to the hotel's wide cross section of guests and customers. At the same time, the business has been considerably developed and now commands a good tariff, has a high level of occupancy, generates substantial gross profit levels and has excellent advance bookings for functions where summer weddings, making use of the lovely gardens for a marquee facility, are increasingly popular.

A hotel since 1986, Bunchrew House Hotel is firmly established as one of the best small country house hotels in the Highlands and its reputation in the Inverness area is clearly highly regarded. The hotel is an unlisted gem; with the original building dating back to 1505, with a major upgrade in 1621, commemorated by a heraldic plaque in the drawing room. Further additions were made in the 19th and 20th centuries.

The hotel is a mere 3 miles west of Inverness, the "capital" of Highland Scotland, which has enjoyed a huge boost in popularity in tourism in recent years, and only 14 miles from Inverness Airport. There is a population of circa 75,000 within 10 miles of Bunchrew House Hotel and the attractions of Loch Ness, golf (from the Moray Coast to Dornoch), the Cairngorms and the natural beauty of Wester Ross all within 1 hour's drive, the hotel is exceptional both in its location and its style and standard.



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## THE PROPERTY

From the main road the gateway entrance leads over the 400 metre driveway to a gravelled sweep at the hotel's main south facing entrance; where the impressive Doric columned main entrance, with balustrade above, gives access to the hotel.

## ACCOMMODATION SUMMARY

The accommodation in the hotel is on 3 levels.

### Public Areas

Main Reception Hallway with reception desk

To the right is the attractive Lounge and Cocktail Bar (17) with part wall panelling, log-burning fireplace with tile surround and attractive panelled bar servery. This atmospheric room is south facing with bay window views across the front gardens.

Off the main hall is the spacious Drawing Room (25) which with its half wall panelling has a log-burning fireplace at its western end and log effect fireplace at the eastern end of the room and views facing southwards to the gardens.

From the drawing room there is access via an inner hall to the main Dining Room/Restaurant (92), a delightful mahogany panelled room with panelled ceiling, log effect fireplace, large bay windows to the

west and overlooking the Beauty Firth to the Black Isle and Mountains beyond. This room also has direct access to the gardens and has its own dancefloor.

Alongside is the McKenzie Room (14) a small meeting/private dining/breakfast room, with fireplace, overlooking the Beauty Firth.

### Letting Bedrooms

16 Letting Bedrooms – over ground (5) & first (10) floors

- 8 Double
- 5 Double/Twin – zip & link
- 3 Four Poster

All rooms have full ensuite bath with shower facilities (1 wet room); and equipped with TV, fridge, free Wi-Fi, drinks making facilities and telephone.

The bedrooms are Classic (7), Superior (5) or Premium (4) dependent on size; and all of the bedrooms are very attractively furnished and decorated and each has its own individual style. One of the bedrooms, "Craigton" is located on the ground floor and is wheelchair friendly. It benefits from standalone access and its own parking space.

### Staff Accommodation

Located on the 3rd floor are 4 bedrooms, kitchen, shower room and bathroom used by staff.



### Service Areas

- Main commercial kitchen with walk-in fridge
- Still Room & Dry Store
- Hotel Office
- Boiler Room with 2 boilers
- Laundry in Outbuildings

### Outside

Bunchrew House Hotel is located in 15.2 acres of its own grounds. The grounds, which include foreshore to the Beaully Firth provide attractive lawns immediately around the hotel surrounded by mature woodlands. There is an attractive walled garden and an area screened by mature planting which is used as an area to host a marquee from time to time.

Outbuildings included with the property comprise a garden shed, various storage buildings, laundry room and additional storage.

To the side of the main hotel are 3 electric vehicle charging points, 2 reserved for Tesla cars and 1 general charger.



### TRADE

The hotel benefits from a diverse range of income streams and generates strong levels of trade throughout the year. Leisure trade, F&B and weddings and events are all major contributors to income; and with the beautiful grounds and space for a marquee; the hotel remains extremely popular for weddings. The hotel is operated with a General Manager in place, with the owner only remotely involved in the business operation. Should a new owner have a more "hands-on" involvement, there are potential trading improvements which could immediately be implemented.

In the 3 financial years ending in March 2020, the turnover averaged circa £1.35 million per annum.

Forward bookings are encouraging for 2021. Despite the current situation, the outlook is positive - given the hotel's excellent tourist / staycation location, and the expected demand for weddings, it is expected that bookings should return to normality within a relatively short period of time.

Detailed management accounts will be made available upon acceptance of NDA terms via Colliers International or Graham + Sibbald.



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#### STAFF

TUPE regulations will be applicable to all staff.

#### LICENCE

Premises Licence under the Licensing (Scotland) Act 2005 which includes authorisation for civil weddings both inside and outside the building.

#### 2021 LISTINGS / WEBSITE

AA 4 Star  
2 AA Rosettes.  
Michelin commendation  
<https://www.bunchwarehousehotel.com/>

#### SERVICES

Mains water and electricity. Bulk gas for cooking. Private drainage. Central heating and hot water from oil fired boilers.

Free Wi-Fi throughout. The owners have recently completed the installation of a gigabit telecoms link which has vastly improved the guest Wi-Fi.

#### ENERGY PERFORMANCE CERTIFICATE & SECTION 63 REPORT

Hotel EPC Rating — TBC

A Section 63 Action Plan Report has been prepared.

The EPC and S63 report are available on request.



## RATES

Bunchrew House Hotel - Rateable Value - £71,000 (April 2017) (hotel/non-residential only)

## TENURE

Bunchrew House Hotel is held under leasehold interest on an original 60-year lease. The lease is on a full repairing and insuring basis and expires 31 January 2046, therefore, 25 years remaining. Current rent passing is £25,000 per annum. The next rent review is due in 2026.

## PRICE

Offers around £750,000 invited for the Bunchrew House Hotel leasehold interest, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

## EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.

## FINANCE/BUSINESS MORTGAGES

Graham + Sibbald and Colliers are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

## VIEWING

Strictly by appointment only to be made through the vendor's joint sole agents Graham + Sibbald and Colliers. No approach to be made to the property or members of staff.

## OFFERS

All offers should be submitted to Colliers or Graham + Sibbald with whom purchasers should register interest



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For any queries or to arrange a viewing, please contact —

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