

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

**GRAHAM  
SIBBALD**



## **Allandale Guesthouse**

**17 High Street, Auchterarder, PH13 1DB**

**Offers in the Region of £490,000**

- Stunning well-presented 6-bedroom guesthouse
- Prominent town centre location in affluent tourist locale
- Good sized owner's accommodation
- Car park
- Strong lifestyle business
- Under the same ownership for 15 years

## SITUATION

The Allandale Guesthouse is located in the heart of Auchterarder. This is an affluent tourist town located just off the A9 in the centre of Scotland's Central Belt. The town is well-known for its proximity to the 5-star Gleneagles Hotel, where there are some 3 golf courses, however there is also a stunning and well-presented golf course in Auchterarder and therefore the village attracts a significant number of golfers. There is also strong tourism with visitors using the town's proximity to the A9, one of the main routes from the Central Belt to the North as an excellent 'stopping over' point. The town has the longest main street in Scotland, which runs for over a mile on which are located some excellent eateries and other leisure businesses. The town also benefits from a strong retail following with a wide variety of independent shops, cafes and restaurants.

The area has a number of visitor attractions including Tullibardine Chapel, The Ruthven Gallery, as well as a skydiving/private airfield at Strathallan and the Highland Spring Visitor Centre and Distillery located at Blackford.

## THE PROPERTY

The Allandale Guesthouse comprises a former town villa converted to guesthouse use with accommodation over 2 principal floors, all under a pitched slate covered roof with dormer windows. The property is exceptionally well-presented and fitted out to a very high standard, especially within the letting bedrooms.

The location of the property is shown on the appended plan.



## ACCOMMODATION SUMMARY

- 6 Letting Bedrooms
- Kitchen
- 2 Owner's Bedrooms
- Owner's Lounge
- Rear Garden and Car Park
- Storage Shed (Possible Exterior Self-Catering Flat)

## TRADE

The business is that of a lifestyle guesthouse run by the current owners. The business trades 12 months in the year but accommodation is restricted to ensure sensible trading pattern for the current operators. The business has been trading for 15 years by the current owners and during that period they have refurbished and renewed all of the letting bedrooms.

The room rack rate is £85 per night for double occupancy including bed and breakfast. Longer stays are given small discounts and there are lower rates during Spring and Autumn off-seasons. The business shuts for 6 weeks per annum giving the owners a good period of time away from the site.

Allandale Guesthouse uses OTA's as well as its own website to create bookings, giving a sensible and healthy mix between the 2 marketing streams. There is a significant amount of repeat business, especially from golfers and other regular events within the town and Gleneagles. We also understand



the guesthouse can be booked out as an exclusive use venue when there are major events on at Gleneagles.

Accounts for the business show a rise in turnover of some £64,500 for the year ending June 2019, showing a healthy gross profit margin. Accounts for the business will be shown to seriously interested parties following a formal viewing of the property.

#### MEASUREMENTS

We estimate the subjects extend to the following approximate gross internal areas —

Floor	Sq M	Sq Ft
Ground	82.60	889
First	68.24	734
Attic	51.23	551
Outbuilding	20.80	216

#### STAFF

We understand that there is one member of staff. TUPE will be in effect.

#### SERVICES

Mains drainage, gas, electricity and water are all connected to the property.

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

The Energy rating is G.

#### RATES

We are advised that the rateable value is £5,800.

The property will qualify for 100% business rates relief under the Small Business Bonus Scheme.

#### TENURE

Heritable interest.

#### PRICE

Offers in the region of £490,000 are sought for the heritable property, 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 will be purchased at an additional price at valuation on the date of entry.

#### EXCLUSIONS

Personal effects of the vendors.

#### FINANCE/BUSINESS MORTGAGES

Graham + Sibbald 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 Graham + Sibbald. No approach to be made to the property or members of staff.

#### OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald  
233 St Vincent Street, Glasgow, G2 5QY  
Email — LT@g-s.co.uk





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



**Peter Seymour**  
Head of Hotel + Leisure  
peter.seymour@g-s.co.uk  
0141 567 5378 / 07967 551 569



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