



The Inn at Ardgour

Ardgour, Corran, Fort William, PH33 7AA

Offers around £550,000

Feuhold

- Fabulous Waterside Inn overlooking Loch Linnhe
- Superbly located at the Corran Ferry: Gateway to Morvern & Ardnamurchan
- 11 Letting Bedrooms; Bar; 2 Dining Rooms; Lounge; plus Private Rooms
- Great potential to develop business
- Established T/O over £500,000 (net)

INTRODUCTION

It could be argued that The Inn at Ardgour is one of those hostelries that seems to have been there forever! Whilst the current Inn dates from the early 19th century, it is on a site which has reputedly offered hospitality to travellers for over 600 years; and has earned the rare accolade of being a frequently used landmark. The Inn stands at the gateway to the wonderfully dramatic highland wilderness which is so much a character of the Morven, Ardgour and Ardnamurchan areas. This particular area of West Scotland is for many the epitome of all that is best in Highland character and scenery. Hills, dramatic glens and moody tidal lochs set the scene, and the outlook from The Inn at Ardgour, with the mountains of Ardgour as a backdrop and panoramic views of the Great Glen to the front, embraces all of these features.

The Inn is dramatically situated on the shores of Loch Linnhe, immediately adjacent to the ferry slipway at the Corran Narrows, where travellers make the 5-minute ferry crossing, between Corran and Ardgour, which connects the A82, one of Scotland's busiest tourist routes, to the Morvern Peninsula and onwards to Ardnamurchan and on to the Hebridean Islands of Mull, Iona and Skye. With Fort William and

Ben Nevis to the north, Glencoe and Oban to the south and Ardnamurchan point, the most westerly headland on mainland Britain, all within easy reach, the area is highly popular with tourists. Whilst sportsmen will enjoy a wide range of activities including river, loch and sea fishing, climbing challenges of all grades, cycling and superb hill walking. All these types of clientele find The Inn at Ardgour an ideal base and are important sources of income throughout a long season.

The present owners purchased The Inn at Ardgour in 2003 and with the decision to move on, after many successful years of operating the business, it offers a superb opportunity to acquire a highly successful, effective and comfortable Inn/hotel.



GRAHAM + SIBBALD

Find out more at www.g-s.co.uk

THE PROPERTY

A traditional Highland Inn, on a site which has offered hospitality to travellers for at least 600 years, the present buildings date from the mid-18th century; and believed to have been, in part, formed from the old ferrymen's cottages and further developed when Stevenson was building the nearby Corran lighthouse. The property is principally constructed of stone under a slate roof with more modern additions. The accommodation is laid out on ground and first floor levels.

ACCOMMODATION SUMMARY

The main entrance at the front leads via a weather porch to entrance hallway and reception counter with office behind, the accommodation comprises, briefly, as follows:-

Public Areas

- Ardgour Bar (32)
- Snug (6)
- Main Dining Area (26)
- Breakfast Room (12)
- Residents Lounge

Letting Accommodation

11 Letting Bedrooms to sleep 31

- 4x Double
- 3x Twin
- 4x Family

All Shower Rooms ensuite

Private/Staff Accommodation

- First Floor - Living Room; Bedroom; Kitchenette; Shower Room
- 3 Static Caravans Located at the Rear (sleep up to 5)

Service Areas

- Commercial Kitchen
- Dish Wash Area
- Dry Store
- Beer Cellar
- Laundry & Linen Store
- Staff WC
- Boiler Room
- First Floor Storage Room



Outside

- Ample Car Parking
- 'Beer Garden'

DEVELOPMENT POTENTIAL

Planning consent (now lapsed) for a house & bunkhouse was granted a few years ago. It is possible that a fresh application would have a positive outcome.

TRADE

The Inn at Ardgour has traded successfully on a long seasonal trading period. With the Covid pandemic affect in seasons 2020 and 2021, plus the Inn was closed for a long period in 2021/2022 following fire damage, trade in these years has been severely affected.

The business is well established; and based on the historic performances, and forward bookings, a turnover of c.£500,000 (net) is achievable.

Trading accounts will be made available to genuinely interested buyers, preferably after viewing the property.

STAFF

TUPE regulations will apply to all members of staff.

LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

WEBSITE / RATINGS

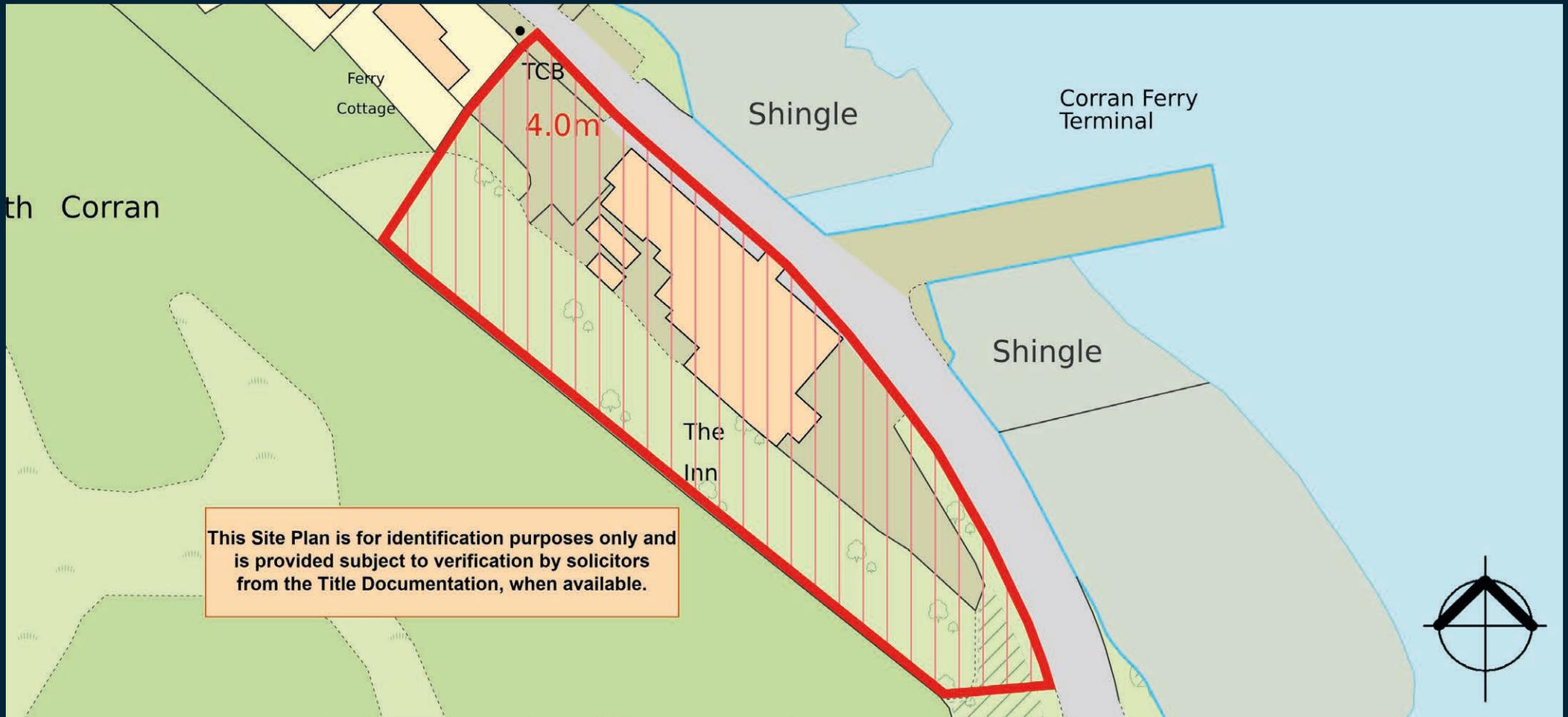
www.ardgour.biz
TripAdvisor — 4 stars
Trip Advisor Hall of Fame Member
Trip Advisor Travellers Choice Award 2021

SERVICES

Mains electricity, drainage and water, LPG gas. Oil fired central heating, electric convector heaters in bedrooms.







ENERGY PERFORMANCE CERTIFICATE (EPC)

The Inn at Ardgour — EPC Rating - G
The EPC is available upon request.

RATES / COUNCIL TAX

The Inn at Ardgour - Rateable Value £30,000 (Non-Residential £27,000; Residential £3,000) (1st April 2017).

TENURE

Heritable / Outright Ownership Interest

PRICE

Offers around £550,000 are sought for the heritable interest in the property, the trade fixtures, fittings, furnishings and equipment, excluding personal items, together with the goodwill of the business, which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry. (A list of personal items excluded from the sale can be provided on request.)

EXCLUSIONS

Personal effects of the vendors. Standard industry items held under rental, lease or lease purchase agreements.

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

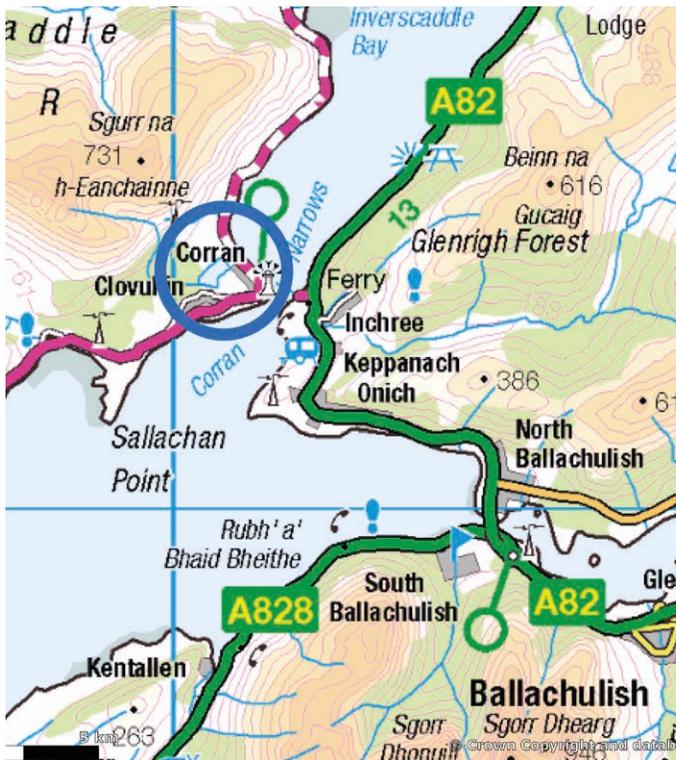
Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

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

Graham + Sibbald
40 Torphichen Street, Edinburgh, EH3 8JB
Email — LT@g-s.co.uk





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



Alistair Letham
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 katie.tait@g-s.co.uk
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Graham + Sibbald, 40 Torphichen Street,
 Edinburgh, EH3 8JB.

ANTI-MONEY LAUNDERING (AML) PROCESS
 Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: May 2022