

**FOR SALE**

Outstanding Boutique Hotel Opportunity

**GRAHAM  
SIBBALD**



**The Heathmount Hotel, Kingsmills Road, Inverness, IV2 3JU**  
**Offers in the region of £1,400,000 – Freehold**

Find out more at  
[www.g-s.co.uk](http://www.g-s.co.uk)

- **Immaculately Presented 8-Bedroom Boutique Hotel**
- **Prominent Plot in the Upmarket West End of Inverness**
- **Extensively Refurbished Offering Exceptional Accommodation in Turnkey Condition**
- **Outstanding Outside Terrace with Heaters and TV**



## INTRODUCTION

The Heathmount Hotel is situated in the West End of Inverness offering a Four-star independent hotel. This remarkable 8-bedroom en-suite accommodation has been thoroughly refurbished offering outstanding rooms, a standout bar and restaurant and an enviable location within Inverness.

What sets The Heathmount apart is its location, nestled in the vibrant West End of Inverness, the hotel offers a great base to explore the local attractions including some of Scotland's most prestigious golf courses and Speyside's world-renowned distilleries. The property is a short distance from Inverness city centre where guests can indulge in some shopping or venture into the breathtaking countryside that the Highlands has to offer. The property also hosts an impressive bar and restaurant which provides traditional Scottish cuisine in a modern charming atmosphere.

The Heathmount seamlessly blends Scottish traditional features with contemporary comforts to provide a memorable stay.

The hotel's exterior is immaculately presented and benefits from an inviting entrance oozing charm and character. Its interior is equally delightful, combining rustic elements with modern design to create an atmosphere of relaxed sophistication. Each room boasts its own bespoke design, offering comfort and a sense of destination. The current owner has invigorated each room with charm and elegance to offer their guests an unforgettable stay.

From a business perspective, Heathmount Hotel offers a great opportunity to run a lifestyle business in the thriving tourist area of the Highlands. The property already benefits from a stellar reputation and a loyal customer base, attracting visitors from near and far throughout the year. The attention to detail and tasteful refurbishment means the property is attractive to a wide range of customers future proofing the business. The sale is due to the owner retiring.

## THE PROPERTY

The Heathmount comprises a three-storey detached hotel of stone construction under a multi-pitched slate roof with dormer windows. A great deal of investment has been put into the property over the years including a glass extension, a new kitchen and an extensive outside terrace with outdoor heaters and TV.

## ACCOMMODATION SUMMARY

### Letting accommodation

- 3 x King Sized Loft Rooms
- 2 x King Size Club Rooms
- 2 x Four Poster Rooms
- 1 x Family room with 4 beds

### Public accommodation

- Cocktail bar with conservatory
- Sports bar
- Restaurant
- Private event space
- Outside terrace

### Service areas

- 3 x commercial kitchens
- Associated stores
- Laundry and boiler room

## TRADE

The Turnover of the business was £1,017,248 in 2022 with an adjusted EBITDA of £156,617.

Further information for the business will be shown to seriously interested parties following a formal viewing.





## STAFF

TUPE regulations will apply to all members of staff.

## LICENCE

The Premises is Licensed under the Licensing (Scotland) Act 2005.

## SERVICES

Mains drainage, gas, electricity and water are all connected to the property. CCTV and Burglar Alarms are installed. There is a zonal fire alarm system.

## RATEABLE VALUE / COUNCIL TAX

Heathmount House - Rateable Value is £70,000 (effective date 01/04/2023).

## TENURE

Heritable (Freehold Equivalent) Interest of the Hotel with the Restaurant Heritable Interest subject to the existing Lease

## PRICE

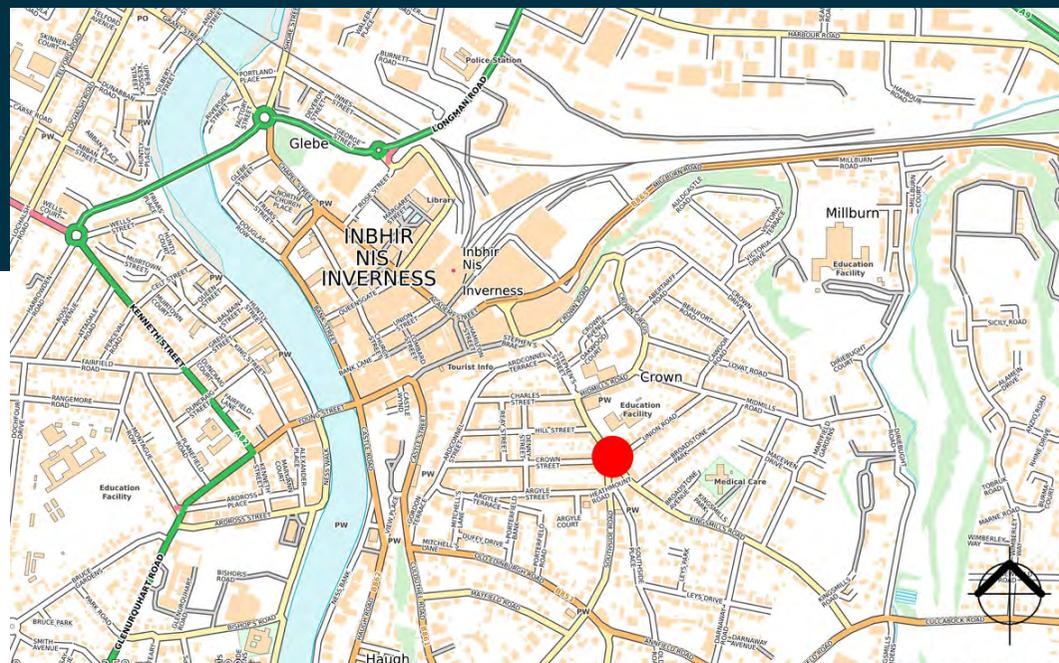
Offers around £1,400,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business which is being sold complete as a going concern.

Stock in trade will be sold at valuation on the date of entry.









## 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



To arrange a viewing please contact:



**Peter Seymour**  
**Director of Hotel & Leisure**  
Peter.Seymour@g-s.co.uk  
07967 551 569



**John MacBean**  
**Partner**  
John.MacBean@g-s.co.uk  
07780 958 673



**Emily Hewitson**  
**Graduate Surveyor**  
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2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the 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.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: October 2023

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.