

FOR SALE

Iconic Victorian Highland Hotel on the South Side of Loch Ness



Whitebridge Hotel
Loch Ness, Stratherrick, Inverness, IV2 6UN

Offers Over £950,000 - Freehold

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

- **Fantastic Opportunity to Buy an Iconic Victorian Highland Hotel on the South side of Loch Ness**
- **Elevated Position with Envious Views of the secluded picturesque Highland landscape**
- **Charming 12 en-suite letting rooms with separate 6 bedroom owners accommodation**
- **Outstanding Characterful Bar with an impressive Food and Beverage offering**
- **Outside southwest facing Terrace with Outstanding Views**



INTRODUCTION

The Whitebridge Hotel is a fantastic, lovingly restored, Victorian Hotel on an impressive trading position on the South Side of Loch Ness. Offering stunning views across the picturesque Highland landscapes, this is an incredible opportunity to own an excellent hotel with great owners' accommodation. The hotel is award winning collecting the titles of Hotel of Charm for Scotland and Dog Friendly Hotel for Highlands in last year's Hotels of the Year - Scotland Awards.

The property itself sits on a prominent 2 acre plot, on the South Loch Ness Trail. The Hotel, with its Bold, quirky Interiors and a friendly atmosphere, is a true-gem, offering the new owner a turn-key operation.

Set on the South Bank of Loch Ness, this truly unique hotel is the perfect business opportunity offering the following letting space; 12 welcoming en-suite bedrooms, all with their own unique layout and charm; a characterful traditional Scottish Bar. There is also an impressive resident's lounge and a whimsical breakfasting room. The property also offers a secluded beer garden, a south facing outside terrace where guests can soak up the views.

The property comes with a separate 6 bedroom house which is currently used for owners accommodation and additional staff accommodation. The property is a traditional stone built Charming Victoria townhouse construction built in 1899, over two floors, under a multi-pitched slate-covered roof. The site also has further development opportunities where a buyer could add value to the site with extra accommodation.

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

From a business perspective, the hotel offers a fantastic opportunity for the right owner to build upon the already established boutique destination hotel. With year round trading appealing to locals and tourist and a fully staffed team with predominantly local team. As the owners move onto pastures new they have left behind a truly fantastic business.



ACCOMMODATION SUMMARY

The accommodation can be summarised as follows: -

Public Areas

- Residents Lounge
- Dining room
- Private dining room
- Bistro (45 covers)
- Coffee Lounge
- Outdoor terrace and beer garden

Letting Bedrooms (all en-suite)

- 3 x King rooms
- 6 x Double rooms
- 2 x Family room
- 1 x Twin room

Service Areas

- Expansive Commercial Kitchen and Stores
- Ancillary stores and laundry room

Owners accommodation

- Separate 6 bedroom owners accommodation which is currently utilised as staff accommodation.

TRADE

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 electricity, water. LPG Gas is used for cooking and oil is used for heating. The property has its own septic tank.

ENERGY PERFORMANCE CERTIFICATE

Whitebridge Hotel – EPC Rating – G, the EPC is available on request.

RATEABLE VALUE

Rateable Value £18,000, applicable as of 01/04/2023

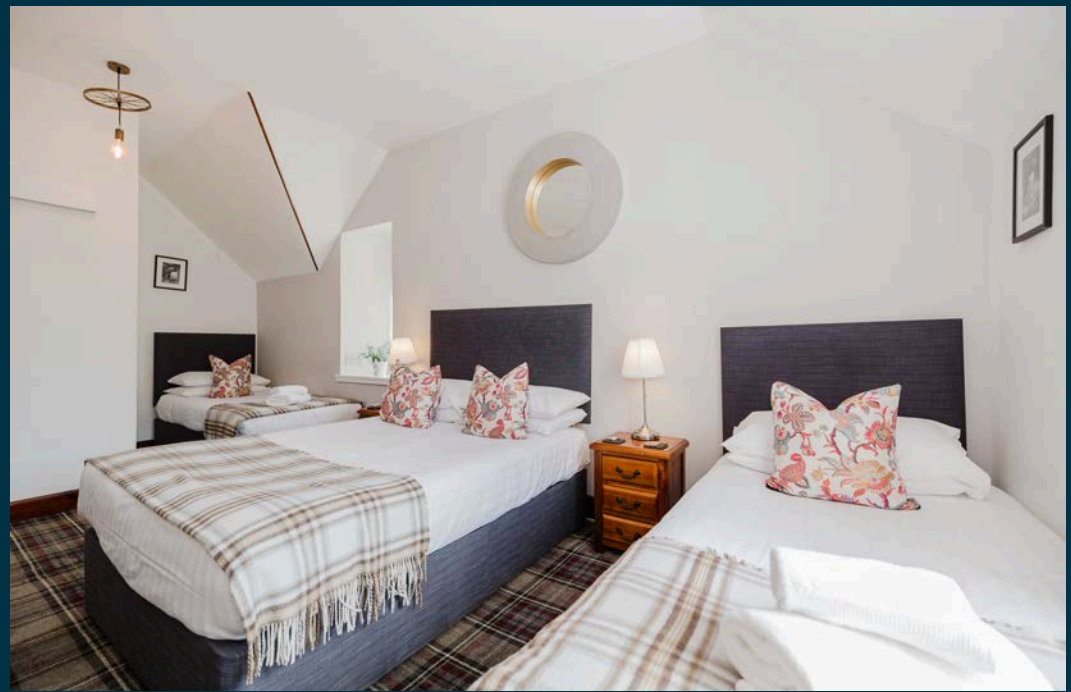
TENURE

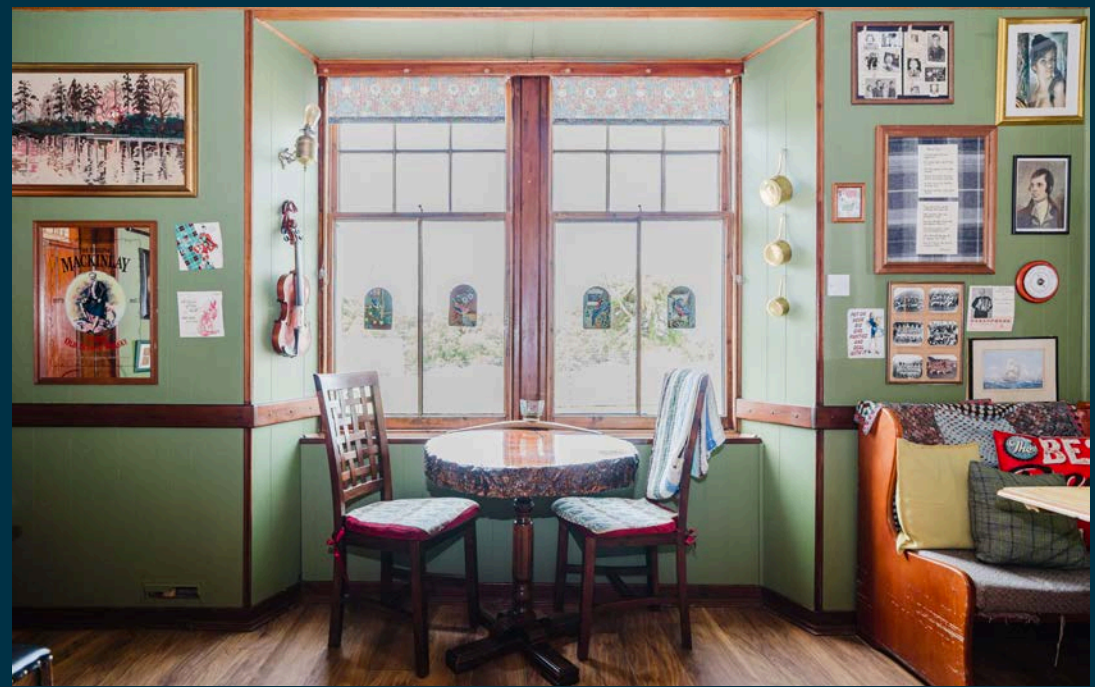
Heritable (Freehold Equivalent) Interest of the Hotel.

FINANCE / BUSINESS MORTGAGES

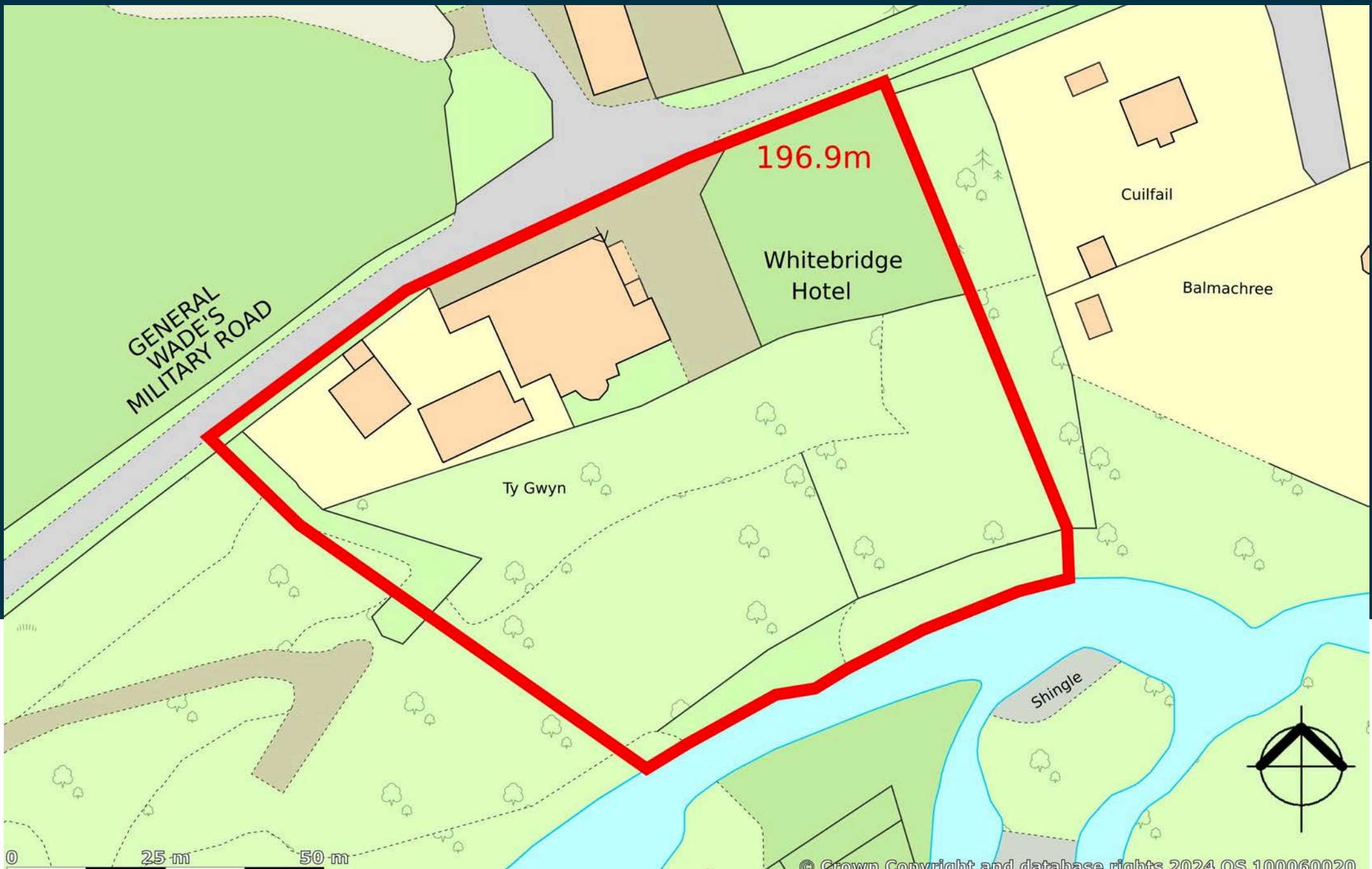
Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.











PRICE

Offers over £950,000 are invited for the heritable (freehold interest) 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.

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 and Sibbald
233 St Vincent Street
Glasgow
G2 5QY



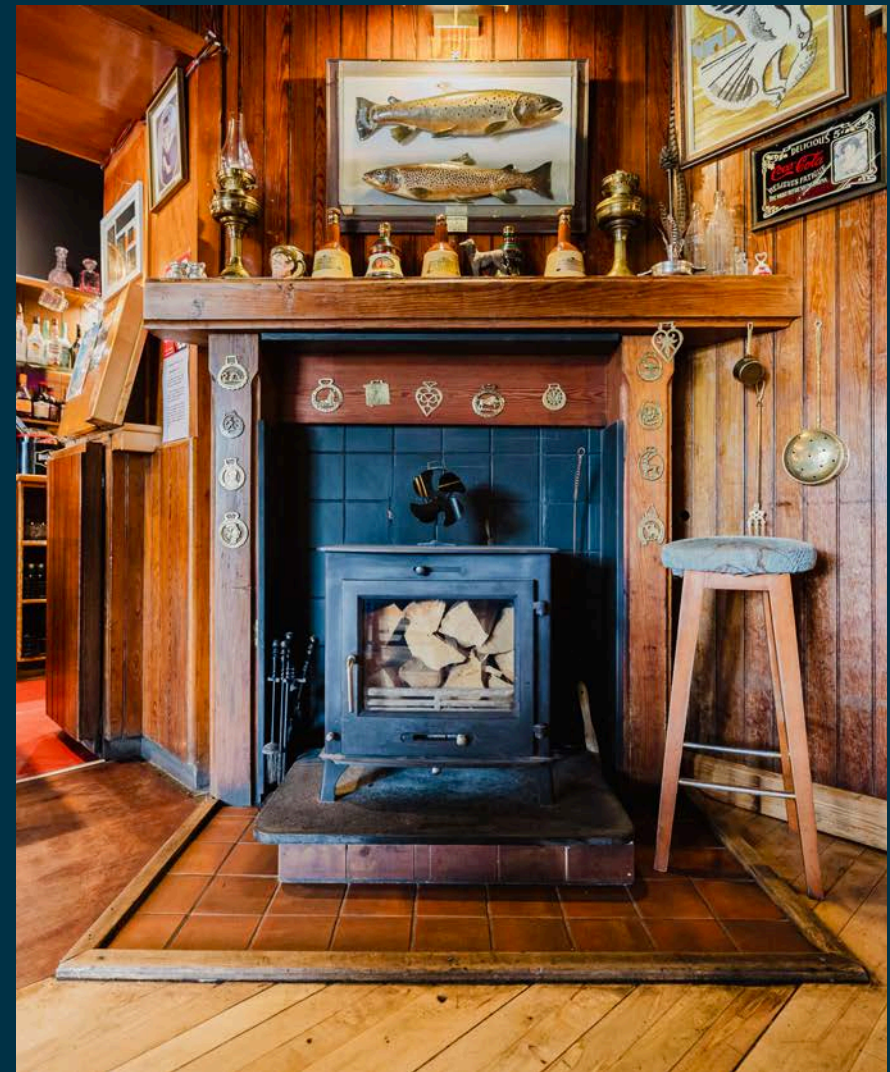
To arrange a viewing please contact:



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



Emily Hewitson
Surveyor - Hotel + Leisure
Emily.Hewitson@g-s.co.uk
07795 518 627



1. These particulars are intended as a 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 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: September 2024

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.