

**FOR SALE**

Exceptional Hotel in Stunning Perthshire Village

 **GRAHAM  
SIBBALD**



**Dunalastair Hotel Suites**

The Square, Kinloch Rannoch, Perthshire, PH16 5PW

Offers Invited – Freehold

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







- **Exceptional Hotel in Stunning Perthshire Village**
- **Popular Highland Destination for Leisure & Business Pursuits**
- **32 High Quality Bedroom Suites**
- **Superb Bar, Lounge, Restaurant & Meeting Room Facilities**



## INTRODUCTION

Dunalastair Hotel Suites is located in the charming village of Kinloch Rannoch, at the eastern end of Loch Rannoch in the north west of Highland Perthshire. Highland Perthshire provides some of the most stunning Scottish scenery – mountains, lochs, moors and hills – and is so easily accessible to the population centres of Scotland's central belt. Kinloch Rannoch, on the shores of Loch Rannoch, is perfectly placed to reap all of these benefits and situated in its “heart”, The Square, is prominently and proudly located, the Dunalastair Hotel Suites. With so much for the outdoor enthusiast – Loch Tummel, Queens View, Schiehallion, Loch Rannoch – on the doorstep as well as Ben Lawers and Loch Tay a short distance away, the hotel attracts visitors, as a destination, from where to pursue a range of activities to suit all.

Dunalastair Hotel Suites has been completely renovated to a 5-star standard, incorporating the surrounding buildings, in a courtyard setting, with the period features of the building complimenting the modern and contemporary interiors.

It is believed this site was originally a drovers inn from the 1700s with the current building dating from the late Victorian period when it was built by General Macdonald opening as the Macdonald Arms Hotel. The intervening years have seen a plethora of owners with the sellers purchasing it in 2016 and carrying out their complete upgrade and refurbishment to create the now Dunalastair Hotel Suites.

The availability of the Dunalastair Hotel Suites is a superb opportunity for purchasers to acquire an established, 5-star style, business in a popular leisure destination.



## THE PROPERTY

Dunalastair Hotel Suites comprises a 2-storey, plus attic, around a courtyard setting, and is of a traditional stone construction under pitch slate roof.

## ACCOMMODATION SUMMARY

From the car park at the front of the hotel, the main entrance leads via a vestibule to the main reception hall, from where there is access to the public rooms and the letting rooms. The accommodation comprises, briefly, as follows: -

### Public Areas

- Entrance Vestibule
- Reception Hall with Reception Desk and office
- Lounge Lobby (10) overlooking courtyard
- Lounge Bar (20) overlooks courtyard; with bar servery
- Monadh Restaurant (52) overlooking courtyard
- The Library (25) – on first floor

### Letting Accommodation

#### 32 Letting Suites

- 1 x Superior
- 5 x Studio
- 8 x Junior
- 4 x Deluxe
- 8 x Highland
- 1 x Stable
- 1 x Rannoch
- 1 x Dunalastair Suite
- 2 x Accessible Rooms
- 1 x Schehallion Suite

All rooms are ensuite; 25 x shower only; 7 x bath





### Service Areas

- Commercial Kitchen
- Kitchen Store with Fridge/Freezer
- Dry Store
- Staff WC
- Range of Cupboards/Stores
- Laundry

### Staff Facilities

- 1 x Male Staff WC and Shower Room
- 1 x Female Staff WC and Shower Room
- Staff Kitchen

### Outside

- Ample Car Parking to Front and Rear of Hotel
- 2 x EV Charging Points
- Internal Courtyard Terrace
- Range of External Stores

### TRADE

Trading information will be exhibited to seriously interested parties preferably following a formal viewing.

### STAFF

TUPE regulations will apply to all members of staff.

### LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.







## WEBSITE / RATINGS

<https://www.dunalastairhotel.com/>

Trip Advisor Rating – 4.5

Booking.com – 8.2

Trivago – 9.0

Hotels.com – 9.0

- Trip Advisor Travellers Choice Winner 2023
- Nominated Scotland's Leading Hotel 2019
- Best Serviced Accommodation 2019
- Best Hotel Interior 2018 / 19
- Booking.com Traveller Review Awards 2021
- The Good Hotel Guide 2021 – Shortlisted
- Conde Nast Johansens Awards for Excellence – Best Countryside Hotel Finalist
- Prestige Hotel Awards 2018, 2019 & 2020 Nominee
- Best Loved Hotels Awards 2019 Nominee
- Scottish Hospitality Awards 2018 – Boutique Hotel of the Year
- Visit Scotland – 5 Star Accreditation 2018
- Trip Advisor – Certificate of Excellence Award 2018

## SERVICES

Mains electricity, water and drainage. Heating and hot water from electric. Under floor heating in public areas; electric thermostatic radiators in letting accommodation.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Dunalastair Hotel Suites – EPC Rating – G

The EPC is available on request.

## RATEABLE VALUE

Dunalastair Hotel Suites - Rateable Value £108,000

(Residential Apportionment - £6,000

Non-Residential Apportionment - £102,000) (1st April 2023)

## TENURE

Heritable (Freehold) / Outright Ownership.



## PRICE

Offers are invited (ex VAT) for the heritable (freehold) interest in the whole properties, 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.

## VAT

There is an election for VAT on the property, VAT will be payable in addition if the transaction is not a TOGC.

## FINANCE/BUSINESS MORTGAGES

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

## VIEWING

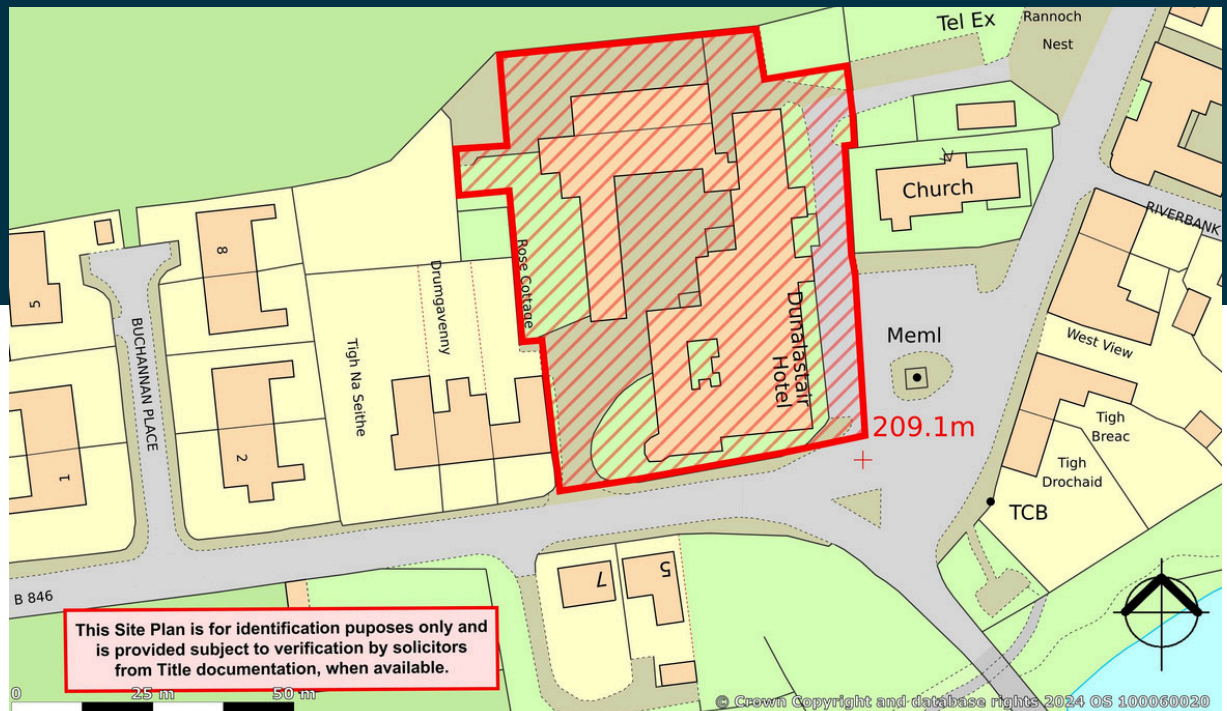
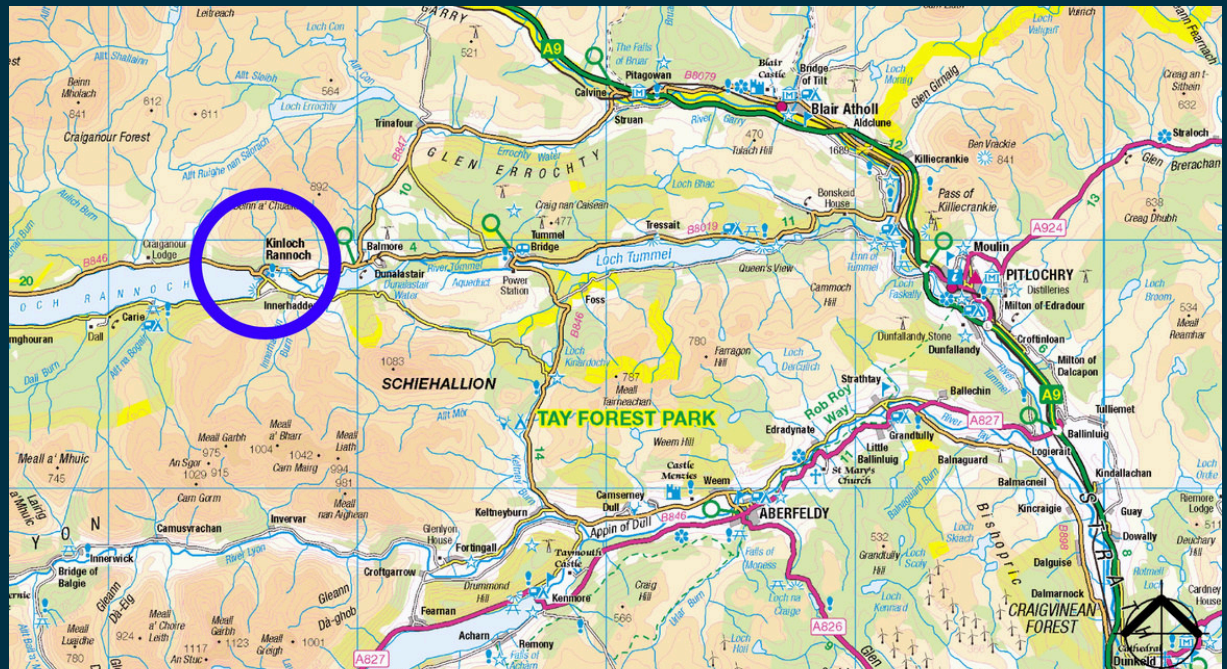
Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.



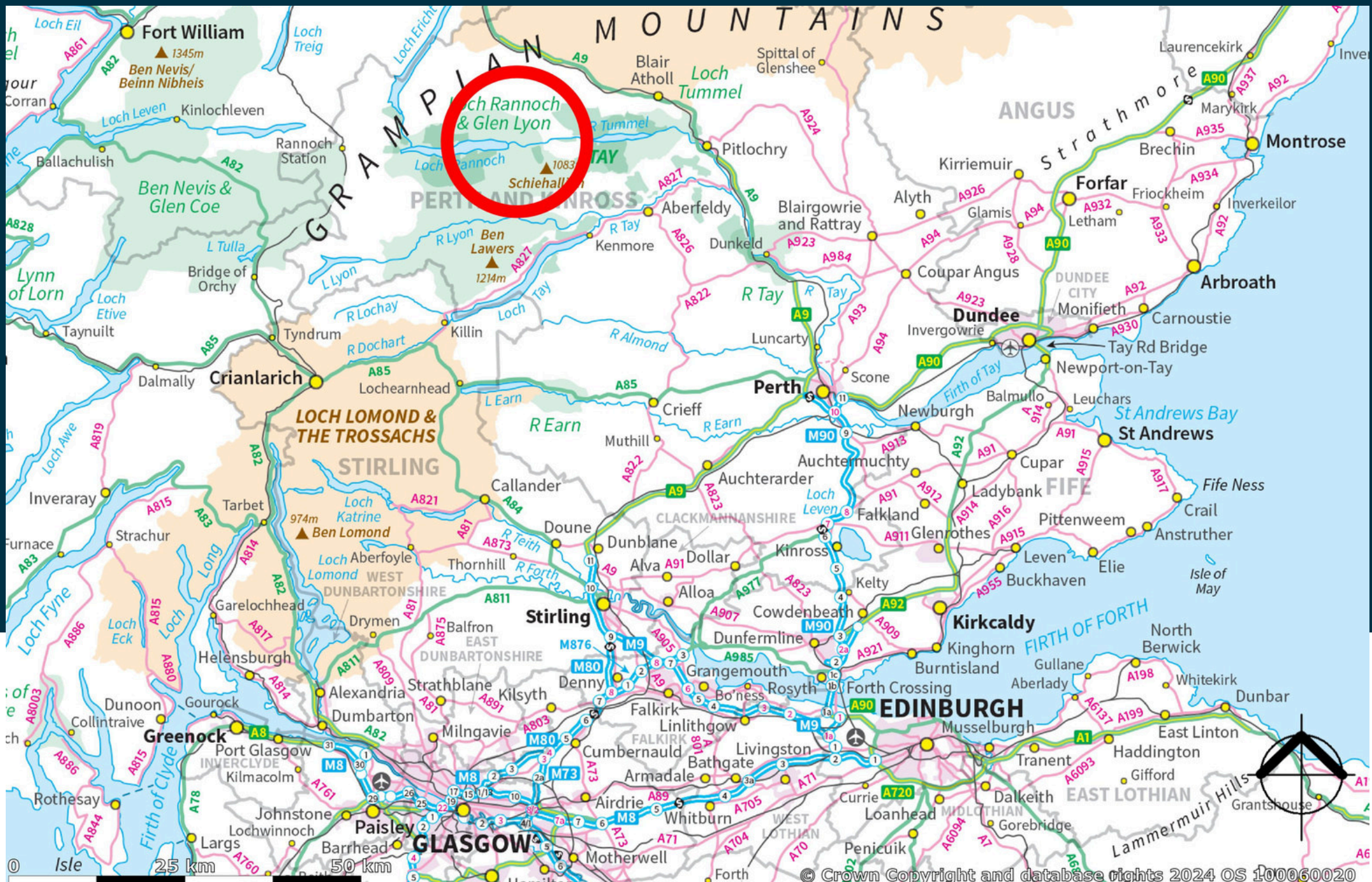












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## OFFERS

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



To arrange a viewing please contact:



**Alistair Letham**  
**Hotel + Leisure - Consultant**  
Alistair.Letham@g-s.co.uk  
07836 341 710



**Katie Tait**  
**Hotel + Leisure Agent**  
Katie.Tait@g-s.co.uk  
07500 423 941



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: January 2025

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.