

**FOR SALE**

Charming Guest House on a prominent plot in Pitlochry

 **GRAHAM  
SIBBALD**



**Claymore Guest House**

**162 Atholl Road, Pitlochry, PH16 5AR**

Offers in the Region of £1,600,000 - Freehold

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



- **Charming Guest House on a prominent plot in Pitlochry**
- **Profitable business with rising turnover and strong profit margins**
- **Fantastic opportunity to run a lifestyle business in a idyllic location**
- **Newly refurbished offering 13 en-suite guest rooms, 4 self-contained flats and detached owners accommodation**
- **Outside South facing terrace with large garden offering outstanding views over the Perthshire countryside**



## INTRODUCTION

The Claymore Pitlochry is a charming guest house situated on an idyllic plot overlooking the picturesque Perthshire countryside. The subjects comprise an extensively renovated guest house with 11 en-suite bedrooms, 4 self-contained one bedroom flats and separate owners accommodation.

The guest house has been sympathetically modernised, seamlessly blending the traditional features with modern design to offer a true sense of Scottish Hospitality. The property sits on an acre plot offering a large south facing garden with a terrace and ample parking to the side.

The business is a fantastic lifestyle business with a strong local following and frequent return customers. As the owners move onto pastures new they have left behind a great business for the purchasers to build-upon.

## ACCOMMODATION SUMMARY

### Main House

- 13 en-suite letting bedrooms
- Conservatory breakfast room
- Reception area
- Large commercial Kitchen
- Office and store
- Large newly paved outside terrace

### Detached Cottage

- 2 en-suite superior rooms (historically used for letting but now owners)
- Open plan kitchen and lounge area

### Self Catering Property

- 4 one bedroom flats









## **TRADE**

The management figures for the financial year ending April 2024 show a Turnover of £407,000 producing a significant six figure profit.

Accounts and 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.

## **SERVICES**

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

## **ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Certificate will be provided upon request.

## **RATEABLE VALUE**

Rateable Value is £20,100 (effective date 01/04/2023)

## **TENURE**

The Heritable (Scottish equivalent of Freehold) interest of the property is being sold.

## **EXCLUSIONS**

There are no exclusions in the sale.

## **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.







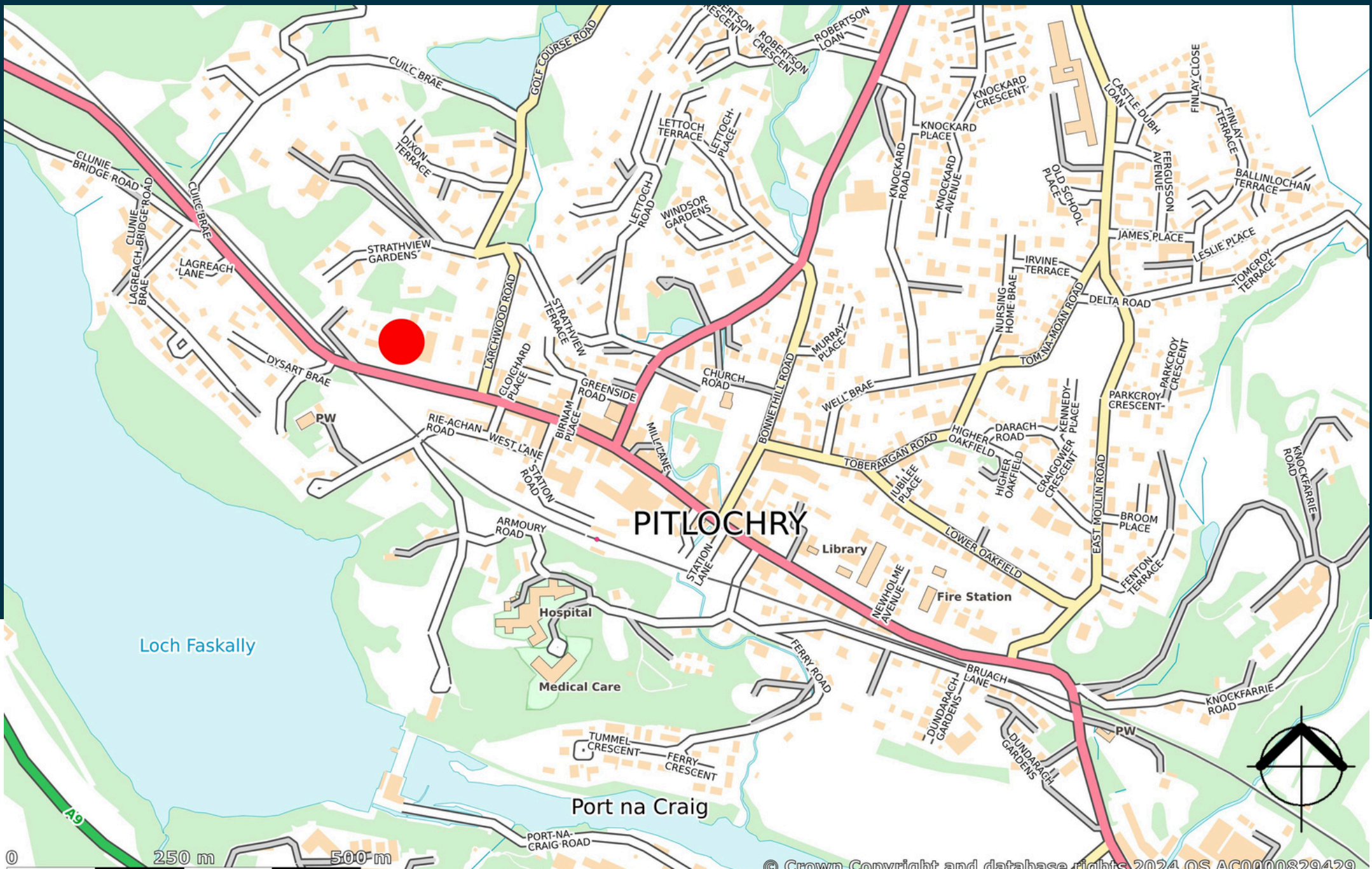


















## PRICE

Graham and Sibbald are looking for offers in the region of £1.6 million for the heritable 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:



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



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



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: **March 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.