Shandwick House Chapel Street

Tain, IV19 1EL

Offers Over £395,000

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Shandwick House

Chapel Street, Tain, IV19 1EL

Shandwick Guest House is a thriving business with a great reputation for quality accommodation in the picturesque Highlands of Scotland. Situated in the thriving town of Tain, Ross and Cromarty, the area is a prime tourist destination renowned for outstanding landscapes and diverse activities and benefits from high occupancy levels and visitors throughout the year. Tain is also located on the lucrative NC500 route which is a big draw in the area. The property is in immaculate condition throughout having been recently refurbished including brand new kitchen, new carpets throughout, completely repainted and a lovely addition is an elevated decking area off the owners lounge with direct access down to the large garden area. The business is robust and popular with many repeat customers. It is an outstanding opportunity for any prospective purchaser. Vendor Finance is available.

The Business

Shandwick Guest House is a well established 3 star 6 bed guest house offering luxurious accommodation at affordable prices to the many tourist and corporate visitors that frequent the area. Without actively marketing their services, the business enjoys consistently high occupancy levels and generates a healthy income from short and long term lets. Developments in the energy and service sectors in nearby Nigg and Invergordon have created demand locally for suitable accommodation of this type with Shandwick House being ideally located to cater for the same. This consistent investment in the local area has proven to be a sustainable and lucrative income stream for many hospitality businesses in the area in addition to the significant demand from tourists visiting the area. Tain is also located on the North Coast 500 route (aka NC500), Scotland's answer to Route 66. Showcasing the North Highlands stunning scenery, the route is considered one of the top coastal routes in the world which stretches for more than 500 miles features roads in the Black Isle, Caithness, Sutherland and Wester Ross. Since its launch in 2015, this distinct and exciting tourism product has boosted tourism and economic growth across the region with accommodation providers and visitor attractions experiencing a substantial increase in trade. Owner operated, this is an easily managed and well run business in true walk in condition that has enjoyed a consistent trade and is generating a strong turnover. The property is in immaculate condition throughout, new owners will be able to commence immediate trading while establishing their own reputation.

The Property

Refurbished in 2020 to the highest standard, this Grade B listed building has been fully restored and tastefully decorated throughout. Presenting a contemporary period décor, all rooms are immaculately furnished providing luxury accommodation over three floors. The property also benefits from large windows allowing for substantial natural light creating bright and comfortable spaces with views of the garden. A basement provides two additional storage/boiler rooms. Entering through the front door, visitors are welcomed by a reception hall with spiralling stairs leading to the upper floors of letting rooms. A large dining room with dual aspect windows, freestanding tables and chairs and wood burning stove is situated first left. Solid wood base units with contrasting work surfaces and a single basin sink line the back wall to provide self cater facilities to the guests. A sizable dining room with large window frontage and wood burning stove is located on the right, could be utilised as a guest lounge or even converted into a ground floor guest bedroom. A beautiful brand new kitchen has recently been installed to the rear of the property within the owners accommodation and boasts a superb range of base and wall units, a free standing range cooker, and a number of integrated and freestanding appliances. The property benefits from 6 spacious letting rooms (5 en-suite, 1 with allocated private bathroom) on the first and second floors consisting a mix of accommodations. Each room is immaculately presented and decorated to the highest standard with attractive furnishings and modern features including generous en-suite shower facilities. From the reception, internal access to the owner's accommodation are gained via a secure door comprising kitchen, bathroom, double bedroom and lounge with access onto a lovely decked area with stairs down onto the large fenced garden. The accommodation has ample storage and offers views of the rear of the property. The cellar area is accessed from the garden at the rear. The property also benefits from a Biomass Boiler which is registered under the Government's Renewable Heating Incentive.

External

This elegant Grade B listed building with rear extension occupies a prominent trading position with roadside presence on the town's Chapel Street. The property is enclosed at the front by stone walls and cast iron railings while a large fenced garden is located at the rear. A large private parking area laid in tar adjoins the property to the left providing sufficient parking for a number of vehicles.

Situation

Located in the centre of Tain on the town's Chapel Street, Shandwick Guest House is situated in a prime location and benefits from its prominent trading location. Situated just off the A9, this small but beautiful town is well serviced with excellent road and public transport networks and offers easy access to Inverness, Invergordon and Thurso. Tain is also located on the NC500 Route. The town offers a wide range services and amenities including shopping, business and leisure facilities, together with primary and secondary schooling and health care facilities. Inverness is located 34 miles south and provides a raft of amenities, shopping and services as well as a railway station providing direct transport across Scotland and dedicated sleeper service to London. It also benefits from an International airport Inverness airport which offers a number of flights throughout the UK and to mainland Europe. Tain is an ideal base for exploring the surrounding area of the northern Highlands with its outstanding scenery, host of historical, cultural, outdoor and leisure pursuits. On offer are scenic landscapes, forest walks, beautiful award winning beaches, rugged glens, championship golf courses, loch and sea fishing, Whisky Trails, seaside towns, market burghs and turreted castles. The area boasts the most extensive and diverse tourist trade. The hospitality industry remains a high value and sustainable sector in area with the northern Highlands being a popular destination. Demand for short, weekend and long stay break accommodation is high and Shandwick Guest House is ideally situated to take full advantage and meet that requirement.

Services

The property has mains electricity and water with private drainage. Partial double glazing and Biomass energy saving central heating which generates circa £5,500 government payment annually. It has 12 years left to run on this scheme.

Tenure

The property is held on the Scottish equivalent of freehold.

Trading Figures

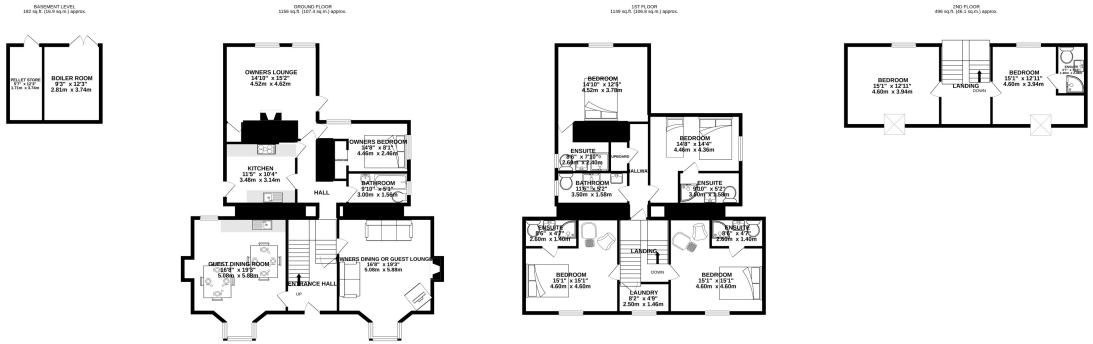
Full trading information will be provided after formal viewing has taken place.

Summary

A beautifully presented Guest House situated in the picturesque town of Tain in Ross and Cromarty. Prospective purchasers would gain a hospitality business in an affluent location that can support a sustainable trading performance with adequate demand for its services. Viewing is highly recommended to truly appreciate the size of the property and exceptional value that it offers.

Price

Offer Over £395,000 is sought for the freehold, fixtures and fittings. Vendor finance may also be available up to the value of 50% of the agreed sale price.



TOTAL FLOOR AREA : 2983 sq.ft. (277.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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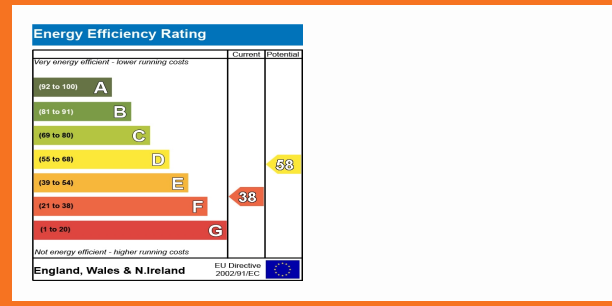

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