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RESIDENTIAL & BUSINESS
PROPERTY SPECIALISTS

 **The Hermitage** 
★★★★
Guest House
All Rooms En-Suite
01540 662137
www.thehermitage-scotland.com

The Hermitage Guest House

Spey Street | Kingussie
PH21 1HN

- Detached Georgian Villa
- Enclosed Garden with Secure Parking
- 5 En-Suite Letting Rooms
- Extensive Refurbishment Program
- Luxurious Accommodation
- Excellent Reputation
- Prime Highland Tourist Location
- Immaculately Presented

The Hermitage Guest House is a truly stunning traditional detached guest house situated in a quiet position close to the centre of Kingussie in the heart of the spectacular Scottish Highlands. With a large private garden and ample secure parking this is a luxurious property that currently operates with 5 lettings rooms, all of which are En-Suite, offering excellent facilities and spacious owner's accommodation. The surrounding Cairngorm National Park provides exceptional local scenery which is one of the main attractions for the many tourists that visit the area each year. Despite the tranquil Highland feel the business is easily accessed and enjoys proximity to the A9 and a mainline Railway Station. The business trades well and prospective owners could commence immediate trading, building upon an already successful model. This property would also be a beautiful family home. Viewing is essential to truly appreciate the ambience, the quality of the furnishings and warmth that make The Hermitage Guest House truly unique.

Situation

Kingussie is situated in the heart of Highland Scotland and enjoys being both within the Cairngorm National Park and next to the picturesque River Spey. Unsurprisingly the area is particularly attractive with a great deal of outdoor pursuits easily accessible from the guest house. Given the location walking, cycling, photography, and snow sports are all popular activities. The locality is also well known for its wealth of wildlife with many rare birds and animals easily spotted nearby. The Hermitage Guest House is very well positioned centrally for onward journeys to the North Coast 500, Orkney, or the West Coast whilst nearby in the town guests can enjoy several dining and entertainment facilities. Primary and Secondary schools are located within 10 minutes' walk. The A9 and mainline railway station both mean the town is very easily accessible and Edinburgh can be reached by car in approximately 2 hours whilst Inverness can be reached easily in under an hour. Kingussie is popular with visitors throughout the year and is an excellent destination to explore the beautiful Highlands of Scotland. Inverness airport is only 48 miles away, with daily national and international flights. Also sitting on the whisky trail with 50 distilleries within an easy reach.



The sale of The Hermitage Guest House is a unique opportunity to acquire a truly exceptional and luxurious Guest House in the heart of the Scottish Highlands. Situated on a substantial plot in a tranquil setting, viewing is essential to appreciate how the building flows and how easily this business is run. There is great scope for new owners to significantly increase revenues with just a few small changes while taking full advantage of its Visit Scotland 4 Star Gold Quality award.



The Property

The Hermitage Guest House is a truly stunning period property located a short distance from the centre of the historic town of Kingussie. Guest access is via the front porch and into the main reception area. Visitors will be immediately impressed by the magnitude of the Hermitage Guest House along with the warmth and the array of beautiful original features that greet them.

On the right-hand side of the hall is the owner's accommodation, which consists of a private sitting room / office and a bedroom. Towards the rear of the property is the lounge currently used solely by the owners but could easily revert to a guest lounge; a truly magnificent room with wood burning stove, bay window and ornate cornicing. The dining room is at the rear of the property and can be accessed either from the guest lounge or main hall. Here the guests can enjoy their meal while overlooking the mature gardens. The modern kitchen was installed in 2019. A contemporary design with a great range of base and wall mounted units along with a good-sized breakfast bar. The kitchen includes a range cooker, dishwasher, and fridge freezer.

There is one Superior Double letting room on the ground floor with the four remaining rooms on the first floor. There is a Twin room and a Triple room at the front of the property. A Double room overlooks the side garden while the Premium Double room is at the rear of the property overlooking the garden and the Cairngorms. All rooms are very spacious with En-Suite facilities. In addition, on the first floor there is a single room with private shower room, this room is currently for private use.

At the back of the property there is a substantial Utility / Laundry room with an Industrial Washing Machine, Industrial Tumble Drier and Steam Press / Iron. This room also houses the oil-fired condensing boiler fitted in October 2019. There is also a further Shower room in this area.

Business

The Hermitage Guest House is an exceptionally well performing business, attracting new customers each year in addition to repeat trade and benefits from excellent reviews. Run by the current owners since 2010 it benefits greatly from the acclaimed Visit Scotland 4 Star Gold Quality Award. The business is operated in a style to suit the current owners and is open from Easter through to the end of September each year. The peak trading period is from May to September when occupancy levels can reach close to 100%. There are 3 Double rooms two of which have King size beds, a Twin room, and a

Triple room. All are beautifully decorated and offer guests a flat screen TV and DVD player, hospitality tray, thermostat-controlled heating, alarm clock radio and complimentary toiletries. Room prices range from £100 to £140 per night. Advertising is via their own website, Freetobook, Visit Scotland and booking.com. The Hermitage benefits from excellent online reviews. There are also three Visit Scotland Brown Tourist signs specific to The Hermitage Guest House, two on the High Street and one on Spey Street.

There is a great opportunity to increase revenues by extending the trading season (there is year-round demand for accommodation given its location in the Cairngorms National Park). In addition, the business would benefit from an alcohol license and to serve evening meals. Given that the garden extends to some ¾ of an acre there is the possibility of erecting chalets or glamping pods at the rear of the property subject to the necessary planning consents.

External

The driveway is accessed from Spey Street where there is parking for 5 Guest Cars, at the rear of the property there is a further area for owners parking. The rear garden is fully enclosed and is mainly laid to lawn with a variety of mature

shrubs and trees. There is a stone-built workshop and dry store, along with a double and single garage, all of which have power and light. There are also 2 greenhouses.

Financial Information

Currently trades beneath the VAT threshold with a Gross Profit Margin in excess of 80%. Accounting information will be released after formal viewing has taken place.

Tenure

The property is held on the Scottish equivalent of a freehold.









Services

Main's electricity, water, and drainage. Oil central heating. Cooking is by LPG.

Reason For Sale

The current owners have reached retirement age and are looking to downsize.

Support & Training

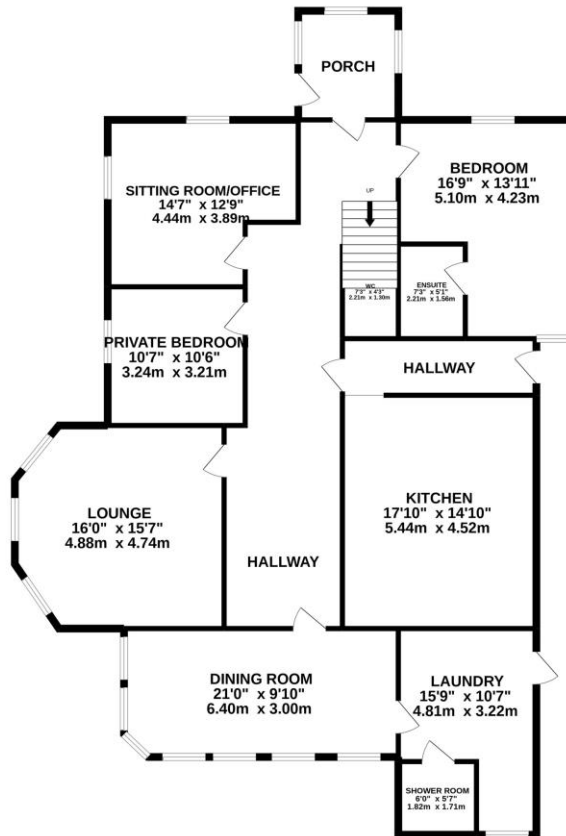
Any assistance will be provided for the purchaser before, during and after hand over if required.

Price

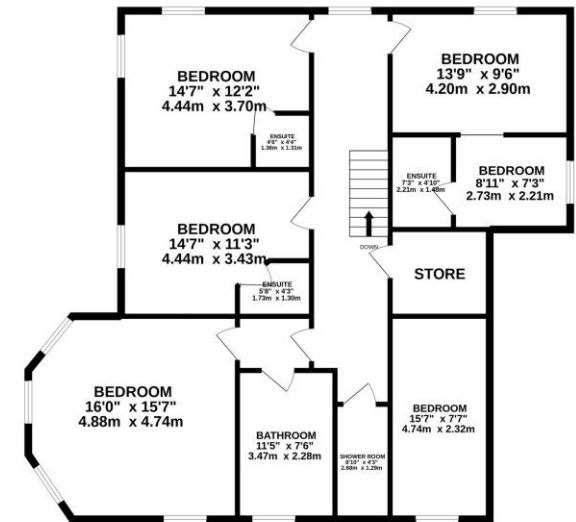
An asking price of offers over £650,000 is sought for the premises, fixtures, fittings, and good will of the business.

OFFERS OVER
£650,000

GROUND FLOOR
1863 sq.ft. (173.1 sq.m.) approx.



1ST FLOOR
1297 sq.ft. (120.5 sq.m.) approx.



THE HERMITAGE, SPEY STREET, KINGUSSIE, PH21 1HN

TOTAL FLOOR AREA : 3160 sq.ft. (293.6 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be submitted in writing to CLL Property Ltd with whom the purchasers should register their interest if they wish to be advised of a closing date.

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