



Lochalsh Hotel | Ferry Road | Kyle | Highland | IV40 8AF

Lochalsh Hotel, Ferry Road, Kyle, Highland, IV40 8AF

- Well performing Highland hotel
- Prime tourist location
- Shoreside hotel
- 47 en-suite letting rooms
- 30 cover lounge bar
- 30 cover conservatory

Summary

CCL Property is thrilled to present the Lochalsh Hotel for sale. Located in the picturesque tourist town of Kyle of Lochalsh on Scotland's serene West Coast, the hotel offers stunning views of the coastline, the Isle of Skye, and the Skye Bridge.

Situation

The Lochalsh Hotel is situated in Kyle of Lochalsh, a coastal village on the northwest coast of Scotland. This village is positioned along the renowned North Coast 500 route, a 516-mile scenic drive around Scotland's northern coast that draws tourists from around the globe.

Nearby, visitors can enjoy a variety of tourist attractions and outdoor activities, including the 13th-century Eilean Donan Castle, visits to numerous whisky distilleries, and exploration of the stunning landscape. The area also offers opportunities to observe diverse wildlife such as red deer and golden eagles, or to embark on boat trips that may provide sightings of dolphins and whales.

The Isle of Skye is connected to Kyle of Lochalsh and Scotland's northwest coast by the Skye Bridge, which spans Loch Alsh. Skye is the largest and northernmost of the major islands in the Inner Hebrides of Scotland, famed for its rugged landscapes, charming fishing villages, and impressive mountain scenery, attracting tourists from around the world.

The hotel boasts loch-facing rooms with breathtaking views over Loch Alsh towards the Isle of Skye. It is conveniently accessed





The Business

The Lochalsh Hotel is a thriving and easily managed business nestled in the heart of Kyle of Lochalsh, offering a prime investment opportunity in Scotland's booming tourism industry. This strategically located property capitalizes on its proximity to popular destinations such as the Isle of Skye, Eilean Donan Castle, and the North Coast 500 route, drawing a steady stream of visitors year-round. The hotel's appeal extends to hikers, climbers, and coach tour groups, ensuring a diverse and loyal customer base.

Boasting stunning views of the Isle of Skye, the Lochalsh Hotel features comfortable accommodations with rates of £80 per person per night during peak season. The property includes a welcoming lounge with plush seating, perfect for guests to unwind while taking in the breathtaking coastal vistas. The on-site restaurant, popular among locals and tourists alike, serves a variety of locally sourced, home-cooked meals, showcasing the best of Scottish cuisine. With a focus on regional specialties such as salmon, beef, and lamb, the dining room offers spectacular views of the coastline and Isle of Skye.

Additionally, the hotel's lounge bar provides a cozy atmosphere for patrons to enjoy traditional malt whiskies, watch TV, or play darts. The versatile space is also ideal for hosting private functions, weddings, and events, offering potential for increased revenue streams. Situated just off the A87 road, 80 miles from both Inverness and Fort William, and approximately 200 miles from Glasgow and Edinburgh, the Lochalsh Hotel is easily accessible to travelers. This charming property, with its blend of historical character and modern amenities, presents an excellent opportunity for investors looking to capitalize on Scotland's thriving tourism sector in a picturesque Highland setting.

Property

The Lochalsh Hotel, originally opened by the Highland Railway Company in the late 19th century, is a family-run establishment located on the northwest coast of Scotland in the village of Kyle of Lochalsh. This seafront hotel offers stunning panoramic views across Loch Alsh towards the Isle of Skye, making it an ideal base for tourists exploring the region.

The hotel features a total of 47 individually styled bedrooms, each equipped with en-suite bathrooms. The rooms are distributed across the main hotel building and offer amenities such as double or twin beds, traditional furniture, televisions, Wi-Fi, a desk and chair, and complimentary tea and coffee making facilities. The accommodation is categorized into different room grades, including 18 Standard Double rooms, 19 Standard Twin rooms, 3 Single rooms, and 4 Family rooms.

The hotel's 52-cover all-day dining restaurant is open daily for breakfast, lunch, and dinner. It serves a diverse menu of traditional dishes made from locally sourced Scottish ingredients, including fresh seafood from Kyle or Skye, salmon from local rivers, and beef and lamb from nearby hills. The cozy, fully licensed bar and lounge provide a relaxing atmosphere with a wide range of drinks, including traditional malt whiskies from various regions of Scotland, as well as an extensive wine and cocktail menu. The lounge also features a wall-mounted television and a dartboard.

The hotel boasts a large function and events space that can accommodate up to 350 guests (150 seated), making it suitable for weddings, private parties, and other events. Additionally, there is a comfortable lounge area furnished with sofas, armchairs, and coffee tables, offering splendid views of the Isle of Skye. Externally, the hotel has a lawn with picnic benches at the front, providing impressive views of Loch Alsh and the Isle of Skye, and a car park with space for 25 cars and 2 buses.

External

There is a lawn with picnic benches at the front of the hotel which boasts impressive views across Loch Alsh to the mountains of the Isle of Skye and Skye Bridge.

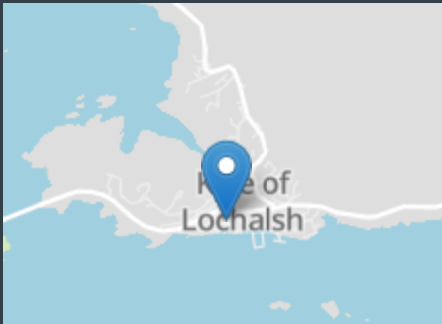
The hotel also has a car park with space for 25 cars and 2 buses.

In total, the site extends to c. 0.46 acres









Services

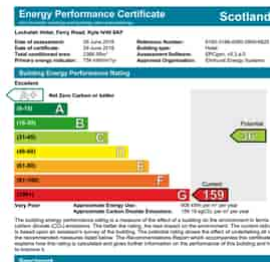
The property has access to mains water and electricity. Drainage is provided via a private septic tank while pre-fitted modern gas boilers take care of heating and hot water.

Trading Figures

Full Trading figures will be provided after formal viewing has taken place.

Summary

The sale of the Lochalsh Hotel provides a wonderful opportunity to run a popular and profitable coastal hotel along the beautiful Scottish West coast. New owners will be able to benefit from the stunning location and the great reputation earned by the current owners. This hotel would be an excellent investment for anyone looking to acquire a well performing business with great potential to increase revenue.



All appointments to view this or any of our other properties must be made through the vendors sole agents:

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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 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 in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.